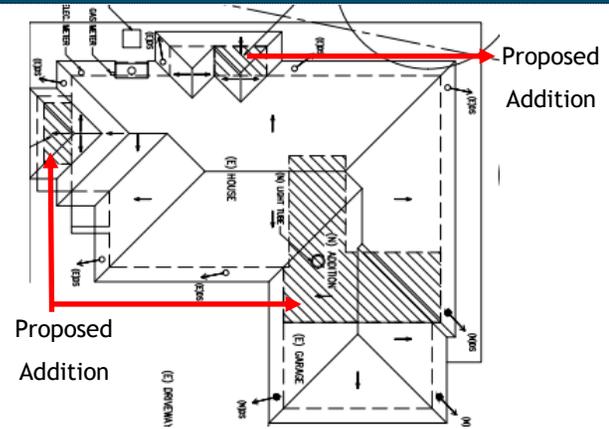






City of Campbell
 70 North First Street
 Campbell, CA 95008-1423

Project Image



Courtesy Notice

Dear Campbell Resident,

November 6, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1152 W Hacienda Ave

Zoning | Area Plan: R-1-10 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-166

APN: 406-16-055

Applicant: Brother & Brother Builders

Property Owner: Chak Sang Ngai

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow the addition of approximately 364 square feet to an existing single-story, single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



NOTE:

GC TO MAINTAIN ADJOINING STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIAL AND DEBRIS DURING CONSTRUCTION PERIOD, AND MAINTAIN FIRE TRUCK ACCESS TO OTHER PROPERTIES.

GC TO INSTALL STRAW WATTLE AS NEEDED DURING CONSTRUCTION TO PREVENT RUNOFFS ON ADJACENT SITES, AND PUBLIC RIGHT OF WAY.

(E) DS TO REMAIN, INSTALL (N) SPLASH PAN AS NEEDED.

(N) DS TO CONNECT TO (E) DRAIN SYSTEM W/ 4" PVC AS NEEDED, OR TO STOP ABOVE A SPLASH PAN.

ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED AREAS TO THE EXTENT FEASIBLE AND NOT ONTO ADJACENT PROPERTIES.

WHEN NEW FOUNDATIONS ARE NEEDED FOR THE PROJECT, AT THE TIME OF FOUNDATION INSPECTION WHEN REQUIRED BY CITY INSPECTOR OR PART OF PERMITTING APPROVAL REQUIREMENTS, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW STRUCTURE CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, AND DOES NOT ENCRoACH IN THE SETBACK.

GENERAL SYMBOLS

- ALL DIMENSIONS
- (E) WALL
- - - - - REMOVED WALL
- ▨ (N) WALL
- ▨ SHEAR WALL

APPLICABLE CODES & STANDARDS

CITY / COUNTY CODES AND ORDINANCES
 CALIFORNIA BUILDING CODE 2022
 CALIFORNIA RESIDENTIAL CODE 2022
 CALIFORNIA PLUMBING CODE 2022
 CALIFORNIA MECHANICAL CODE 2022
 CALIFORNIA ELECTRICAL CODE 2022
 CALIFORNIA GREEN BUILDING CODE 2022
 CALIFORNIA ENERGY CODE 2022
 CALIFORNIA FIRE CODE 2022
 2022 EDITION OF THE TITLE 24 STANDARDS

ARCHITECT:

DANIEL WINTERICH
 ARCHITECT #C22106
 ANURA DESIGN
 367 CIVIC DR #3,
 PLEASANT HILL, CA94523
 phone: 925.202.8499
 daniel.winterich@anuradesign.com

OWNER:

JAYSON & BONNIE NGAI
 1152 W. HACIENDA AVE.
 CAMPBELL, CA 95008

PROJECT DATA

OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERS:	NO
STORIES:	1
APN:	40616055
FLOOD ZONE:	X
ZONING:	R-1-10
NET SITE AREA:	9,673 SF
(E) FLOOR PLAN:	1,141 SF
(E) GARAGE:	248 SF
(E) PORCH:	60 SF
(E) SHED:	176 SF
(E) FOOT PRINT:	1,625 SF
(E) TOTAL CONDITIONED SPACE:	1,141 SF
(E) LOT COVERAGE:	16.80%
(E) FAR:	11.79%
MAX LOT COVERAGE:	40%
MAX FAR:	45%
(N) ADDITION:	364 SF
(N) TOTAL CONDITIONED SPACE:	1,505 SF
(N) TOTAL FOOT PRINT:	1,918 SF
(N) LOT COVERAGE:	19.83%
(N) FAR:	15.56%

SCOPE OF WORK

364 SF ADDITION, 657 SF INTERIOR REMODEL INCLUDING THE KITCHEN & TWO BATHROOMS
 NO CHANGE TO LANDSCAPING
 NO CHANGE TO PARKING
 NO CHANGE TO IMPERVIOUS AREA
 NO CHANGE TO DRAINAGE

SHEET INDEX

A-1	SITE PLAN -- PROJECT DATA
A-2a	EXISTING/ DEMOLITION PLAN
A-2b	EXISTING ELEVATIONS
A-3	PROPOSED PLAN
A-4	PROPOSED ELECTRICAL PLAN
A-5	PROPOSED ELEVATIONS
A-6	PROPOSED SECTION & DETAILS
A-7	DETAILS
GN-1	GENERAL NOTES
GN-2	MANDATORY MEASURES
GN-3	MANDATORY MEASURES
GN-4	CALGREEN FORMS
GN-5	POLLUTION PREVENTION PLAN
EN-1	TITLE 24
EN-2	TITLE 24
S-1.0	GENERAL NOTES & SPECIAL INSPECTIONS
S-2.0	FOUNDATION PLAN
S-2.1	ROOF FRAMING PLAN
S-3.0	FOUNDATION DETAILS
S-3.1	FOUNDATION DETAILS
S-4.0	FRAMING DETAILS
S-4.1	FRAMING DETAILS
S-4.2	FRAMING DETAILS

NOTES:

- ALL PERMITS EXCEEDING \$1,000.00 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.
- ALL PERMITS EXCEEDING \$10,000.00 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.
- VIF & INSTALL A MOTION SENSITIVE AUTOMATIC GAS SHUTOFF VALVE ON GAS METER WHEN REQUIRED.
- BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED
- CARBON MONOXIDE ALARM AND DETECTOR SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS, NFPA 720 INSTALLATION STANDARDS AND CRC.
- ALL SMOKE ALARMS SHALL BE 110V CONNECTED TO THE BUILDING WIRING (W/ BATTERY BACKUP INCLUDING LOW BATTERY WARNING FEATURE)
- ALL SMOKE ALARMS TO BE INTERCONNECTED.

REVISIONS

1	
2	
3	
4	
5	



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ADDITION & REMODEL
1152 W. HACIENDA AVE,
CAMPBELL, CA 95008

SITE PLAN
PROJECT DATA

DRAWN BY

CA008

CHECKED BY

CA000

ISSUE DATE

08/21/2024

SCALE

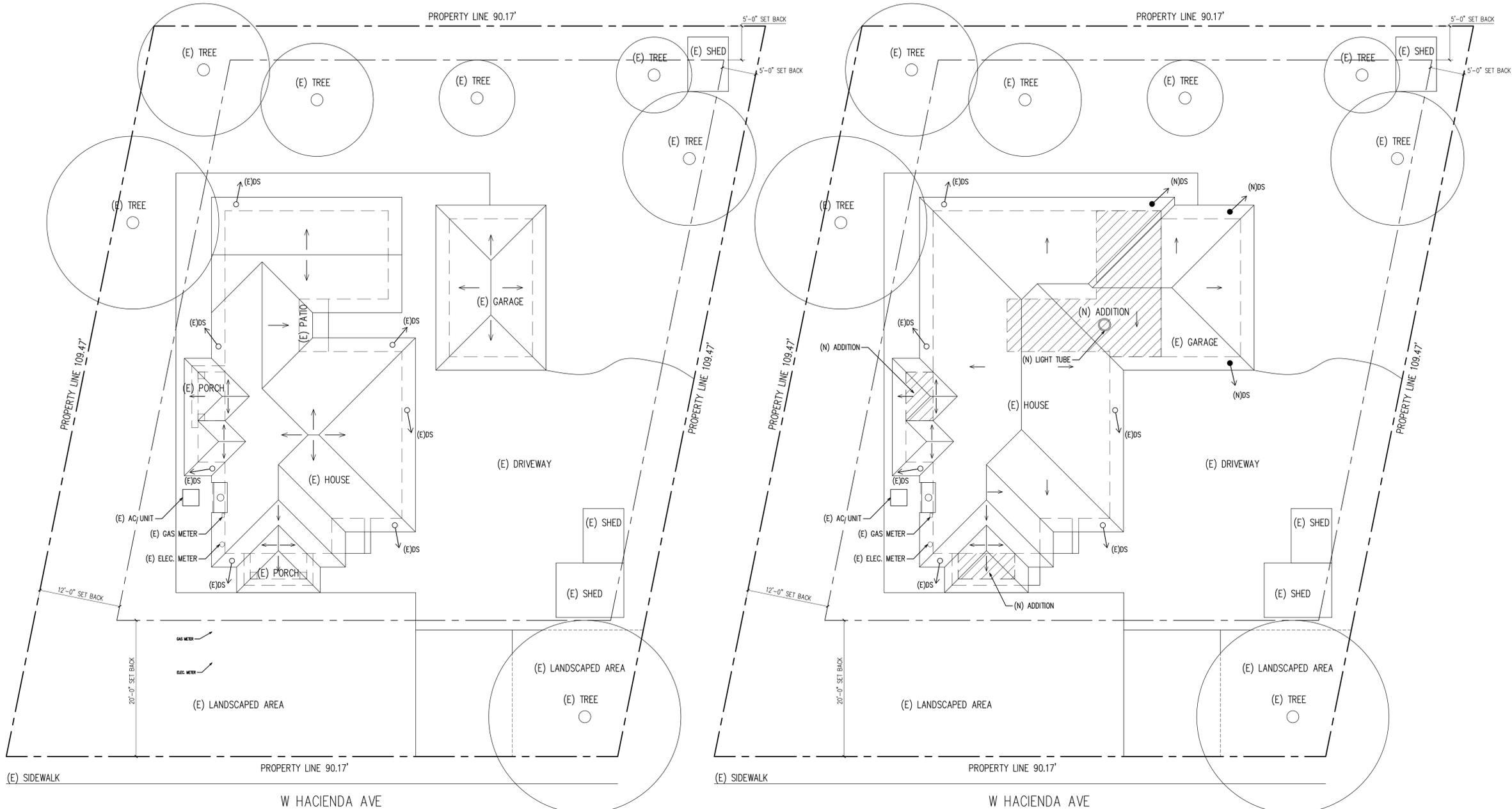
1/8"=1'-0"

ANURA JOB NO

CA2405-0036

SHEET

A-1



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

CONTRACTOR'S NOTES:

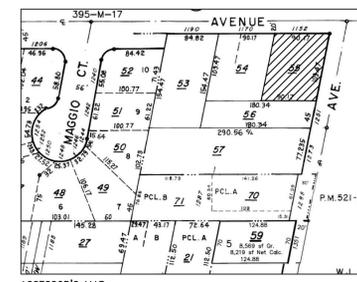
- CONTRACTOR SHALL BE FULLY INSURED AND LICENSED IN THE STATE WHERE WORK IS TAKING PLACE.
- THE CONTRACTOR SHALL NOT ORDER MATERIALS NOR SCHEDULE THE WORK UNTIL ALL PLAN DIMENSIONS, SPECIFICATIONS, NOTES, HAVE BEEN VERIFIED IN FIELD.
- DRAWINGS, SHOP DRAWINGS AND EXISTING CONDITIONS ARE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. THE GC SHALL INFORM THE ARCHITECT OF ANY CONFLICTS IN WRITING BEFORE CONSTRUCTION COMMENCES. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST AS PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.
- IT IS THE RESPONSIBILITY OF THE GC TO NOTIFY THE OWNER AND THE ARCHITECT OF RECORD OF ANY CONDITION FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR SHOP DRAWINGS AND OF NOTED CONFLICTS FOUND ON THE PLANS OR SHOW ON DRAWINGS THAT MAY AFFECT THE COMPLETION OF THE PROJECT, BEFORE SUCH WORK COMMENCES.

- THE GC SHALL REVIEW AND COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, CIVIL, AND ELECTRICAL DRAWINGS, AS PROVIDED IN PERMIT SET.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO POURING CONCRETE; ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING AND NEW PROPERTIES OF THE OWNER OR ADJOINING PROPERTIES. THE CONTRACTOR SHALL NOT UNDERMINE FOUNDATIONS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, INCLUDED BUT NOT LIMITED TO POLLUTION PREVENTION PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND IMPLEMENT SHORING SYSTEM PRIOR TO THE

- BEGINNING OF CONSTRUCTION.
- WHEN A CONFLICT EXISTS ON THE PLANS AND SPECIFICATIONS, DETAIL NOTES AND DRAWINGS SHALL GOVERN AND WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED MEASUREMENTS.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL ARCHITECTURAL DETAILS. SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN GENERAL NOTES.
- MANUFACTURERS' NOTES AND SPECIFICATIONS SHALL APPLY WHEN PER CODE.
- DO NOT SCALE DRAWINGS.
- GC IS RESPONSIBLE FOR LOCATING AND AVOIDING UTILITIES. CALL USA NORTH AT 1-800-227-2600.
- VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL OF CODE

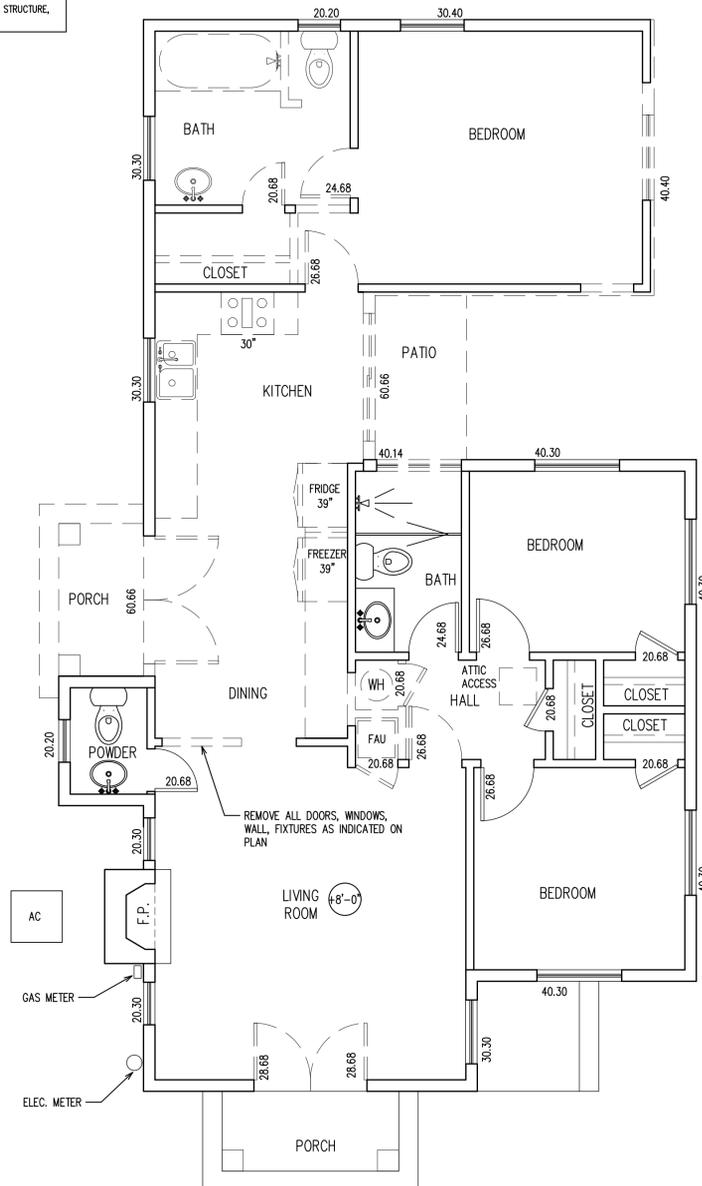
- REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED BUILT COMPLIES WITH ALL LOCAL, STATES AND FEDERAL REGULATIONS, LAWS AND CODE REQUIREMENTS.
- WHEN MANUFACTURED ROOF TRUSSES ARE INSTALLED, GC TO PROVIDE TRUSSES CALCS SIGNED BY LICENSE PROFESSIONAL FOR APPROVAL BY CITY OR COUNTY. CALCS TO BE REVIEWED AND APPROVED BY ENGINEER OF RECORD PRIOR TO BE SUBMITTED TO THE BUILDING OFFICIAL.
- THE CITY/COUNTY BUILDING OFFICIAL AND/OR FIRE MARSHALL WILL REVIEW THE SCOPE OF WORK AND DETERMINE IF THE EXISTING BUILDING WILL NEED TO BE RETROFITTED WITH FIRE SUPPRESSION SPRINKLERS. GC TO CONTACT FIRE DEPARTMENT FOR VERIFICATION, AND UPGRADE WATER METER, LINES AS NECESSARY. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE ON DEFERRED PERMIT AND SUBMITTED BY THE GC.
- GC TO READ, BE FAMILIAR AND FOLLOW ALL STANDARD PROVISIONS, CONSTRUCTION GUIDE LINES AND REQUIREMENTS OF LISTED, CURRENTLY APPLICABLE CODES AND ORDINANCE.

1152 W HACIENDA AVE, CAMPBELL, CA 95008

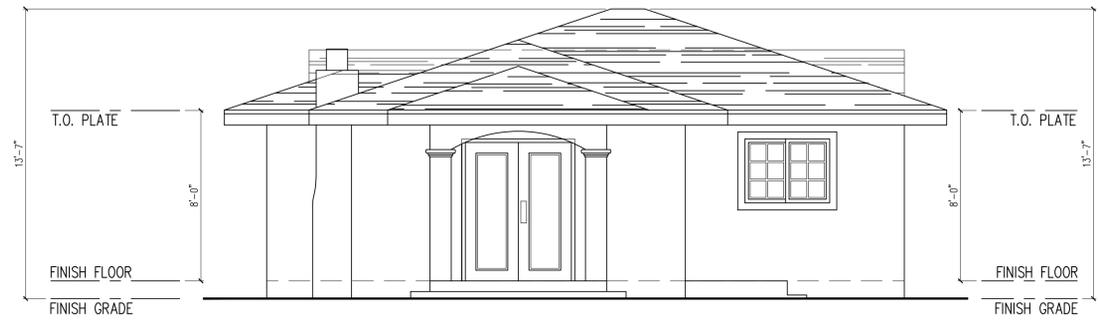
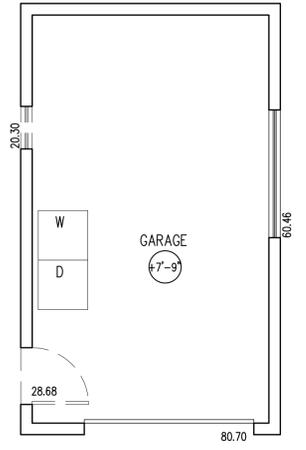


DEMOLITION NOTES:
 VERIFY IN THE FIELD THAT THE INTERIOR WALLS BEING REMOVED ARE NON-BEARING, NON-BRACED, AND NON-SHEARED WALLS. OTHERWISE, NOTIFY THE ARCHITECT OR ENGINEER OF RECORD FOR FURTHER ACTION AND BEFORE REMOVING THE WALL(S).

CONCRETE SLAB:
 GC TO WF THAT SLAB IS NOT A PRETENSION SLAB BEFORE CUTTING INTO THE SLAB. PROVIDE A SLAB SCAN TO ADR. CUTTING INTO A PRETENSION SLAB COULD DAMAGE THE STRUCTURE, AND BE A CAUSE SERIOUS OR DEADLY ACCIDENTS.



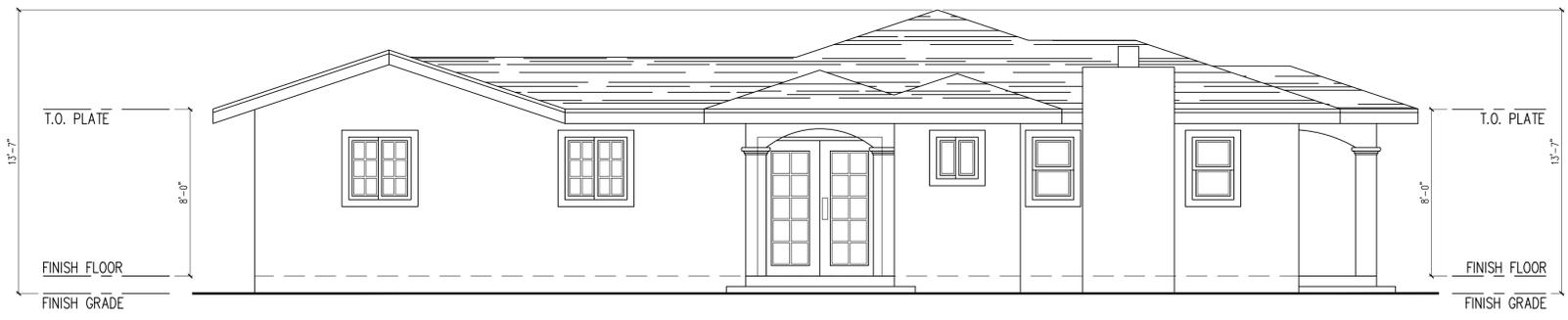
1 EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"



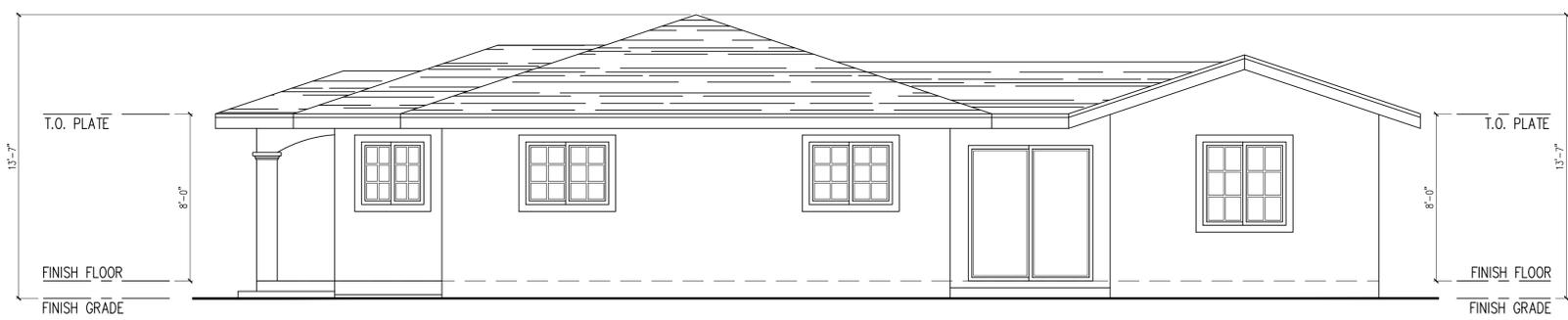
2 EXISTING FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



5 EXISTING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS

- 1
- 2
- 3
- 4
- 5



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ADDITION & REMODEL
 1152 W. HACIENDA AVE,
 CAMPBELL, CA 95008

EXISTING/
 DEMOLITION PLAN &
 ELEVATIONS

DRAWN BY
CA008
 CHECKED BY
CA000
 ISSUE DATE
08/21/2024
 SCALE
1/4"=1'-0"
 ANURA JOB NO
CA2405-0036
 SHEET



REVISIONS

1	PLANNING REVISION 10/14/24
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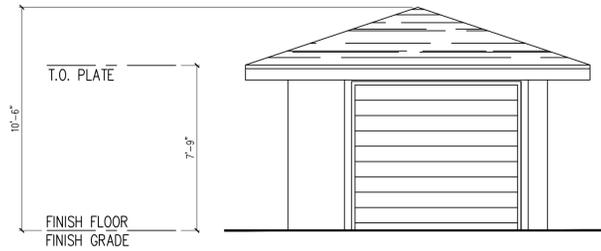
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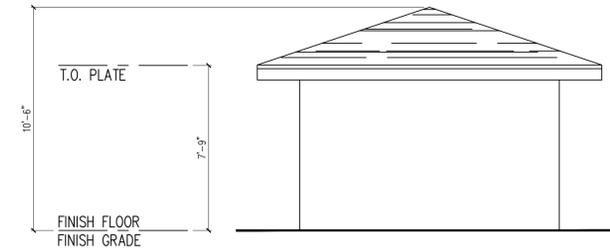
EXISTING ELEVATIONS

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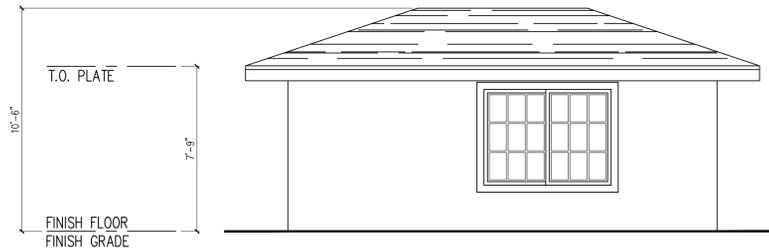
A-2b



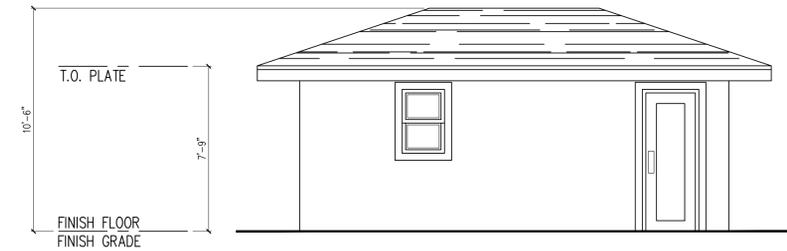
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



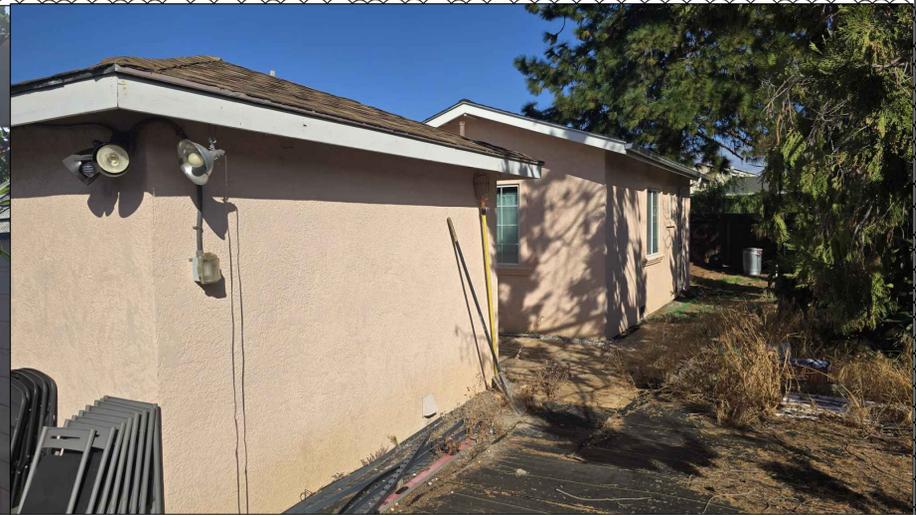
FRONT OF HOUSE



FRONT ENTRY



GARAGE VIEW FROM THE STREET



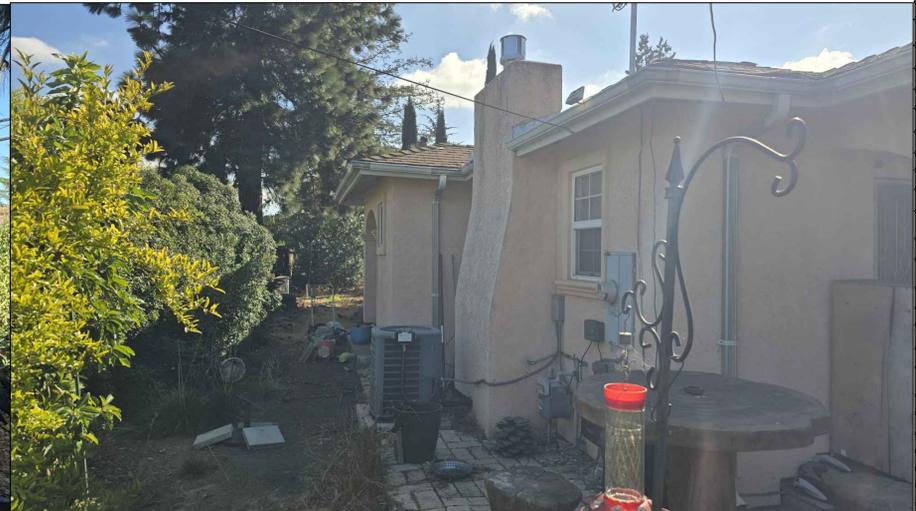
BACK OF GARAGE AND HOUSE



WEST SIDE OF HOUSE AND GARAGE



EAST SIDE OF HOUSE



EAST SIDE OF HOUSE

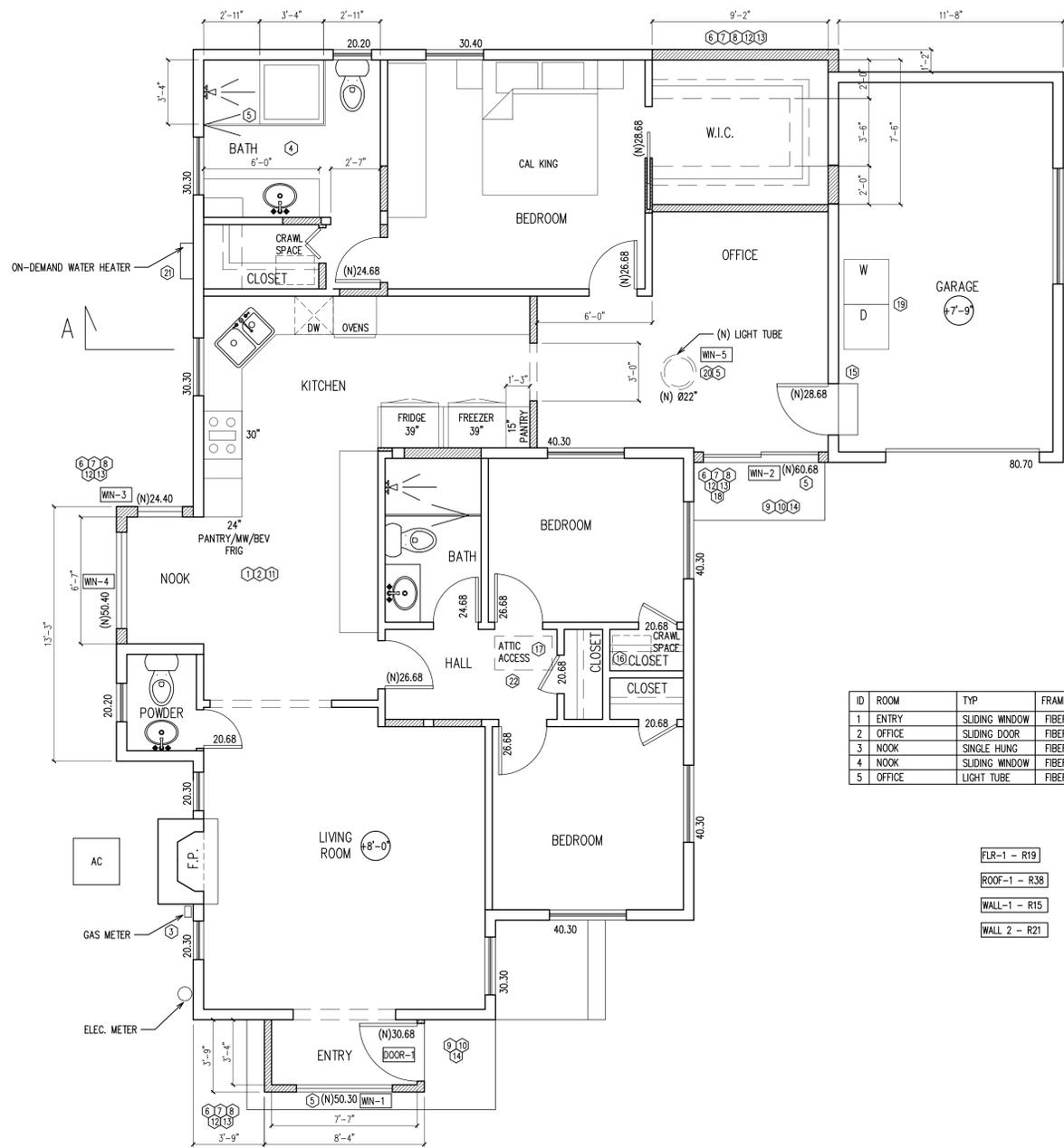
NOTES:
FOR STRUCTURAL, AND/OR SEISMIC RETROFIT, SHEAR WALL DETAILS AND LOCATION, AND FOUNDATION DESIGN, SEE STRUCTURAL DESIGN.

FOOTING:
GC TO WF THAT THE (E) FOUNDATION SYSTEM IS CONSISTENT WITH THE PROPOSED DESIGN (PIER VERS SPREAD FOOTING, MAT FOOTING...), GC TO WF TO EXISTING FOOTING BEFORE ANY FOUNDATION WORK IS DONE, GC TO WF THAT PROPOSED FOOTING ARE SIMILAR AND CONSISTENT WITH EXISTING FOOTING SYSTEM (PIER - PIER, SPREAD FOOTING - SPREAD FOOTING) SHOWN ON PLANS. IN CASE OF DISCREPANCY (PIER - SPREAD FOOTING), STOP WORK AND CONTACT ARCHITECT AND ENGINEER OF RECORD.

INTERIOR FINISHES:
WALL - SHEET ROCK - SMOOTH FINISH
CEILING - SHEET ROCK - SMOOTH FINISH
FLOORS - HARDWOOD FLOORS
FLOORS FOR BATHROOM, LAUNDRY ROOM, MUD ROOM SHALL BE TILE
WALLS IN BATHROOMS SHALL BE TILES
GARAGE SHALL BE SEALED/PAINTED CONCRETE
ALL WINDOW SHALL BE VINYL AND/OR FIBERGLASS - UON
ALL DOORS SHALL BE SOLID WOOD DOOR - UON
ALL FINISHES SHALL BE SELECTED AND SPECIFIED BY OWNER - TYP WHOLE HOUSE - UON

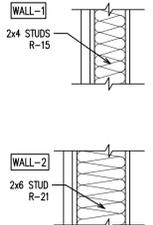
FIXTURE, DOORS AND WINDOWS:
GC TO WF ALL DIMENSIONS BEFORE ORDERING DOORS, WINDOWS, FIXTURES... ACTUAL FRAMING DIMENSION, ROUGH DIMENSION OR FIXTURE DIMENSION MAY DIFFER FROM DIMENSIONS SHOWN ON PLAN, ESPECIALLY FOR WINDOW, DOOR, AND FIXTURE REPLACEMENT.

INSULATION:
WHEN ENERGY COMPLIANCE REQUIRE HIGH QUALITY INSULATION (QI), INSTALLATION MUST COMPLY WITH QI REQUIREMENTS; OR INSTALLATION REQUIRED HERS INSPECTION, IT IS CRITICAL TO AVOID HOLES, VOIDS AND GAPS DURING INSTALLATION. IF IT DOES NOT PASS HERS INSPECTION, INSULATION WILL NEED TO BE RE-INSTALLED.



ID	ROOM	TYP	FRAME	QTY	WIDTH	HEIGHT	GLAZING
1	ENTRY	SLIDING WINDOW	FIBERGLASS	1	5-0	3-0	CLR TEMPERED
2	OFFICE	SLIDING DOOR	FIBERGLASS	1	6-0	6-8	CLR TEMPERED
3	NOOK	SINGLE HUNG	FIBERGLASS	1	2-4	4-0	CLR
4	NOOK	SLIDING WINDOW	FIBERGLASS	1	5-0	4-0	CLR
5	OFFICE	LIGHT TUBE	FIBERGLASS	1	Ø 1-10	CLR	TEMPERED

FLR-1 - R19
ROOF-1 - R38
WALL-1 - R15
WALL-2 - R21



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

TIMBER FRAMING:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE STAMPED ACCORDING TO THE CURRENT GRADING RULES AS FOLLOWS:
BEAMS AND STRINGERS - #1 OR STRUCTURAL AS NOTED
CEILING JOISTS AND RAFTERS - #2 OR #1 AS NOTED
FLOOR FRAMING SHALL BE #2 @ 16" O.C. U.O.N. DOOR AND WINDOW HEADERS - #2 STUDS - #2
PLATES AND BLOCKING - #2
ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 WMPA ALL SUB-FLOORS SHALL BE 3/4" TONGUE AND GROOVE EDGE GOLD OSB, STAGGERED JOINTS. GUE WITH OSI CONSTRUCTION ADHESIVE. NAIL WITH 10D NAILS AT 6" O.C. AT EDGES AND 12" O.C. THROUGHOUT.

DOUBLE FLOOR JOISTS BELOW PARALLEL PARTITIONS WITH 16D NAILS AT 12" O.C., STAGGERED. ALL SHEAR WALLS SHALL BE 3/4" OSB. UON. PROVIDE HARDWARE MANUFACTURED BY SIMPSON AS REQUIRED. INSTALL PER MANUFACTURER'S INSTRUCTIONS. FLOOR JOISTS AND CEILING JOISTS SHALL BE SIDE LAPPED AND NAILED OVER TOP PLATES. U.O.N. ALL UNTREATED WOOD FRAMING SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE. ALL TIMBER LESS THAN 8" FROM FINISHED GRADE SHALL BE PRESSURE TREATED. ALL SILL PLATE TO BE PT WOOD. EARTH ON WHICH CONCRETE FOUNDATIONS ARE TO BE POURED MUST BE WETTED NOT LESS THAN 24 HOURS PRIOR TO PLACING CONCRETE. FRAMING (E.G., JOISTS, BEAMS, POSTS, DECKING) SHALL BE OF APPROVED NATURALLY DURABLE OR PRESSURE TREATED WOOD. FAVOR PLYWOOD INSTEAD OF OSB FOR SHEATHING, AS OSB CAN LOOSE ITS STRUCTURAL STRENGTH ONCE IF MOISTURE IS TRAPPED IN IT.

STRUCTURAL DETAIL:
FOR STRUCTURAL, AND/OR SEISMIC RETROFIT, SHEAR WALL DETAILS AND LOCATION, AND FOUNDATION DESIGN, SEE STRUCTURAL DESIGN WHEN PROVIDED.
CONCRETE FOUNDATIONS:
ALL CONCRETE SHALL BE MINIMUM 2,500 PSI STRENGTH WITHIN 28 DAYS. - UON SSD REINFORCING STEEL LARGER THAN #5 SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A415, 30,000 PSI. SPLICES = 40 BAR DIAMETERS, BENDS MINIMUM 12".

REINFORCEMENT OF CONCRETE SLAB AND SLAB THICKNESS TO BE AS NOTED ON DRAWINGS. MIN. 4" THICK WITH #4 BARS AT 18" O.C. E/W PROVIDE GROOVED JOINTS AT 10'-0" O.C. EARTH ON WHICH CONCRETE FOUNDATIONS ARE TO BE POURED MUST BE WETTED NOT LESS THAN 24 HOURS PRIOR TO PLACING CONCRETE.

FLASHING:
FLASHING TO BE INSTALLED TO ADEQUATELY PREVENT MOISTURE FROM ENTERING THE WALL AT PENETRATIONS OF THE BUILDING ENVELOPE INCLUDING BUT NOT LIMITED TO THE LOCATIONS AND FLASHING INSTALLATION REQUIREMENTS.
EGRESS:
IN BED ROOMS, AT LEAST ONE WINDOW OR DOOR TO EXTERIOR TO COMPLY WITH EGRESS REQUIREMENTS. ONE WINDOW IN EACH BEDROOM MUST COMPLY W/ THE FOLLOWING:
MIN CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MIN CLEAR OPENABLE AREA NOT LESS THAN 5.7 SF. BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR - GC TO WF

WINDOWS:
ALL NEW WINDOWS AND DOORS W/ GLASS WINDOW TO HAVE U FACTOR AS NOTED ON ENERGY REPORT & BE NFRC RATED - TYP. ALL GLASS IN (N) INTERIOR OR EXTERIOR DOORS TO BE TEMPERED.
STUCCO:
EXTERIOR 7/8-INCH TEXTURED STUCCO SHALL BE APPLIED ACCORDING TO THE USBC RECOMMENDATIONS. TECHNICAL SERVICES INFORMATION BUREAU - CHAPTER 6 - THREE-COAT PLASTER-STUCCO DETAILS
INSULATION:
ALL EXTERIOR WALLS/CEILINGS/FLOORS (OR WALLS ADJACENT TO UNCONDITIONED SPACE) THAT ARE OPENED UP DURING CONSTRUCTION WILL BE INSULATED.

2X4 FRAMED WALLS WITH A MINIMUM OF R-15, 2X6 FRAMED WALLS WITH R-21, FLOORS W/ R-19 CEILING WITH R-30 (ZONE 3) R-38 (ZONE 12) OR AS OTHERWISE NOTED ON PLAN OR ENERGY REPORT. FOR ALL NEW WALLS, FLOORS, ROOF, SEE ENERGY REPORT FOR INSULATION REQUIREMENTS.
VENTILATION:
MECHANICAL VENTILATION SYSTEM PROVIDED IN THE BATHROOM/WATER CLOSET SPACES SHALL BE A MINIMUM 50-CU. FT. PER MINUTE FOR INTERMITTENT VENTILATION, OR 25-CU. FT. PER MINUTE FOR CONTINUOUS VENTILATION. THE VENTILATION AIR FROM THIS SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. WHEN THE BATHROOM OR TOILET ROOM IS NOT OCCUPIED

WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SQ.FT. PROVIDE MECHANICAL VENTILATION WITH AN EXHAUST CAPACITY OF AT LEAST 50 CFM. EXHAUST FAN SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL. EXHAUST RATE OF RESTROOM FANS AT (E) BATHROOM, (N) BATHROOM AND POWDER ROOM ADJACENT TO GARAGE AND FAMILY ROOM THAT DO NOT HAVE A WINDOW TO HAVE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION

OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO. NOT LESS THAN A 4 INCH DIAMETER (102 MM) MOISTURE EXHAUST DUCT OF APPROVED MATERIAL SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FURNACE. CMC 904.10.3 A LIGHT FIXTURE AND CONVENIENCE OUTLET SHALL BE PROVIDED NEAR THE APPLIANCE. SWITCH CONTROLLING THE LIGHT FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. CMC 904.10.4.

PROVIDE WHOLE HOUSE FAN (WHF) WHEN INDICATED ON THE ENERGY REPORT
TERMINATION OF ALL ENVIRONMENTAL AIR DUCT EXHAUST SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E., BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). FLUE / VENT FOR DRYER 14'-0" LONG MAX. END MUST BE 3'-0" MIN FROM ANY OPENING. IF LONGER THAN 14'-0" ADD MECHANICAL FAN TO BE AUTOMATICALLY ON WHEN W/D ARE IN USE. (N) METAL FLUE TO BE INSULATED AND 4" CLR MIN ALL TIMBER - INSTALL PER MANUFACTURER SPECIFICATIONS. INSULATE ALL FLUE & VENT TO PREVENT CONDENSATION. WHEN W/D ARE IN USE.



- KEY NOTES**
- SEE ATTACHED MANDATORY MEASURES TO BE FOLLOWED OR/AND DONE DURING CONSTRUCTION PER 2022 CRC
 - APPROVED ADDRESS NUMBER FOR EACH UNIT TO BE CONTRAST W/ BACKGROUND COLOR, MIN 4" HIGH, MIN STROKE OF 3/8" AND BE ILLUMINATED, AND CLEARLY VISIBLE FROM THE STREET
 - WF & INSTALL INSTANT GAS SHUT OFF
 - BATHROOM - SHOWER COMPARTMENT TO HAVE A MIN. FINISHED INTERIOR OF 1,024 SQ INCHES. ALL WALLS ADJACENT TO SHOWER TO A HEIGHT OF 72" ABOVE DRAIN TO BE TILED ON FIBER CEMENT BACKER BOARD 30" DIA. - CLR ALL WALLS ADJACENT TO TUB TO A HEIGHT OF 72" ABOVE DRAIN TO BE TILED ON FIBER CEMENT BACKER BOARD DRYWALL MUST CONTINUE BEHIND TUB/SHOWERS. GYPSUM BOARD USED AS BACKER SHALL NOT BE INSTALLED OVER A CLASS 1 OR 2 FIBER REINFORCED AT TUB OR SHOWER COMPARTMENTS. CRC R702.3.7 TOILET TO HAVE 15" CLR MIN. OC. EACH SIDE AND 24" CLR MIN IN FRONT
 - TEMP. GLASS
 - (N) EXTERIOR WALL 2X6 OF #2 MIN. 1/2" PLY WOOD SHEATHING - R-21 INSULATION UON IN T24 2 LAYER GRAD 7" BLDG. PAPER SIDING AND TRIM OR STUCCO TO MATCH (E) - UON
 - (N) CONCRETE FOUNDATION SOIL TO SLOPE AWAY FROM FOUNDATION 10' MIN AT 5% ALL SILL PLATE TO BE PT WOOD - NO EXCEPTION
 - (N) FRENCH DRAIN
 - (N) CONCRETE STAIRS AND LANDING
 - AT DOOR, 36" MIN DEPTH LANDING TO BE NO MORE THAN 1-1/2' BELOW 1/2" THRESHOLD - LANDING TO SLOPE AWAY 1/4" PER FOOT MIN
 - DRY ROT - REPAIR AND REPLACE AS NECESSARY
 - MAINTAIN AT LEAST 6" BETWEEN WEEP SCREED AND DIRT. MAINTAIN AT LEAST 6" BETWEEN THE WEEP SCREED AND ANY PAVED AREA
 - SLOPE AWAY 1/4" PER FOOT MIN
 - CONCRETE LANDINGS AT EXTERIOR DOORS AND EXTERIOR STAIRS EQUAL TO THE WIDTH OF THE DOOR/STAIRS MIN AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36" AND SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE). [86311.3 CRC]
 - DO NOT CUT INTO SLAB PRE-TENSION CABLES IN SLAB GC TO PROVIDE OWNER AND ARCHITECT WITH A SCAN OF THE SLAB SHOWING LOCATION OF PRE-TENSIONED CABLE IN SLAB PRIOR TO ANY CUT IN SLAB.
 - CRAWL SPACE ACCESS 18"x24" MIN PROVIDE AND MAINTAIN UNDER-FLOOR VENTILATION AT THE RATE OF 1SF FOR EACH 150 SF.
 - ATTIC ACCESS 24"x36" MIN PROVIDE AND MAINTAIN ATTIC VENTILATION AT THE RATE OF 1 SF FOR EACH 150 SF. EXTERIOR ROOF VENTILATION OPENINGS SHALL BE COVERED WITH A WIRE MESH OPENING NOT MORE THAN 1/4"-INCH.
 - RELOCATE (E) HOSE BIB
 - LAUNDRY ROOM FIT FOAM INSULATION AT ALL WALL AROUND LAUNDRY ROOM. AT LAUNDRY ROOM PROVIDE A MINIMUM SIZED OPENING OF 100 SQUARE INCHES IN DOOR PER CMC 504.3.2. FOR MAKEUP AIR: (N) FLUE / VENT FOR DRYER 14'-0" LONG MAX. END MUST BE 3'-0" MIN FROM ANY OPENING. IF LONGER THAN 14'-0" ADD MECHANICAL FAN TO BE AUTOMATICALLY ON WHEN W/D ARE IN USE. (N) METAL FLUE TO BE INSULATED AND 4" CLR MIN ALL TIMBER - INSTALL PER MANUFACTURER SPECIFICATIONS
 - ALL UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH FLATTER THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING AT LEAST 4 INCHES ABOVE THE PLANE OF THE ROOF UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CRC SECTION R308.6.8. LAMINATED, FULLY TEMPERED, HEAT STRENGTHENED, WIRE, OR APPROVED ROOF PLASTIC GLAZING AT THE SKYLIGHTS ABOVE THE LIVING ROOM. CRC SECTION R308.6.2
 - WATER HEATER TANKLESS WATER HEATER SHALL INCLUDE THE FOLLOWING COMPONENTS: A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND A CATEGORY B OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.
 - FOR THE FURNACE IN THE ATTIC: PROVIDE A PASSAGEWAY FROM THE ACCESS TO THE APPLIANCE. PASSAGEWAY SHALL HAVE SOLID 1" PIV FLOORING NO LESS THAN 24 INCHES WIDE. CMC 904.10.2 A 30-INCH BY 30-INCH PLATFORM SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FURNACE. CMC 904.10.3 A LIGHT FIXTURE AND CONVENIENCE OUTLET SHALL BE PROVIDED NEAR THE APPLIANCE. SWITCH CONTROLLING THE LIGHT FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. CMC 904.10.4.

- REVISIONS**
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**ADDITION & REMODEL
1152 W. HACIENDA AVE,
CAMPBELL, CA 95008**

**PROPOSED
PLAN**

DRAWN BY
CA008
CHECKED BY
CA000
ISSUE DATE
08/21/2024
SCALE
1/4"=1'-0"
ANURA JOB NO
CA2405-0036
SHEET

REVISIONS

- 1
- 2
- 3
- 4
- 5



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A-5

NOTE:
PROVIDE VENTING PER C.B.C. 1203.3., OR

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTIC AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILING APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
NEW ATTIC SPACE TO BE UNVENTED ATTIC SPACE WHEN COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE
NO INTERIOR CLASS 1 VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:

5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOF SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED.
A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.

5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH ITEM 5.1 IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE 1203.3 FOR CONDENSATION CONTROL.

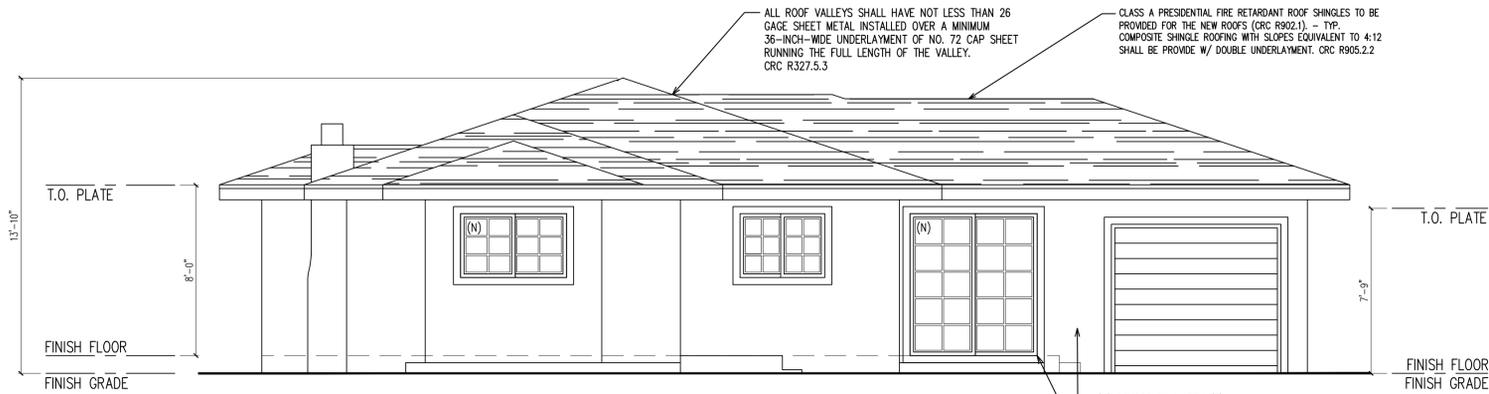
5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE 1203.3 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45 F.
FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68 F IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

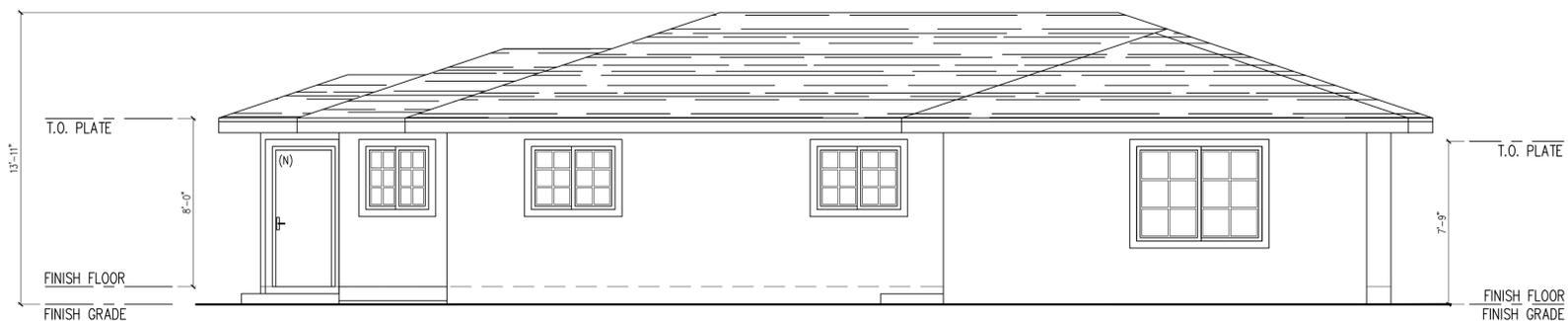
5.2. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH

ALL ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GAGE SHEET METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CRC R327.5.3

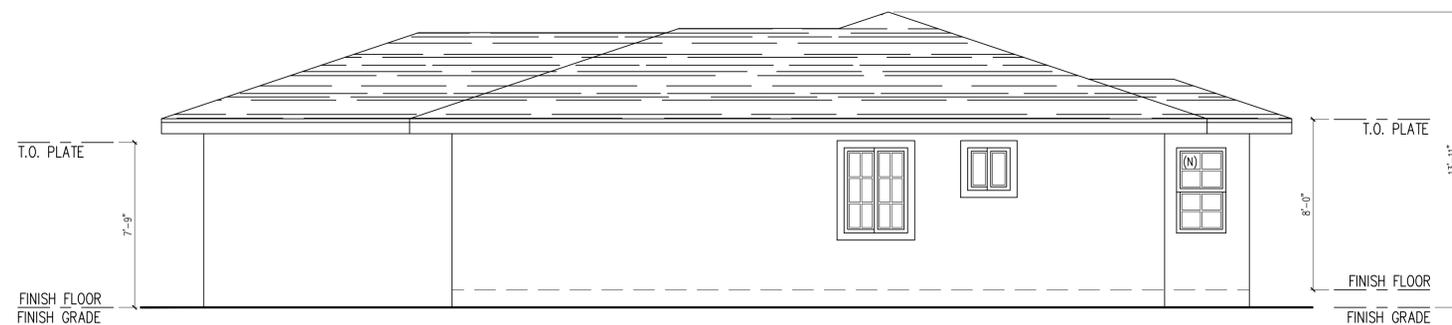
CLASS A RESIDENTIAL FIRE RETARDANT ROOF SHINGLES TO BE PROVIDED FOR THE NEW ROOFS (CRC R902.1) - TYP. COMPOSITE SINGLE ROOFING WITH SLOPES EQUIVALENT TO 4:12 SHALL BE PROVIDED W/ DOUBLE UNDERLAYMENT. CRC R905.2.2



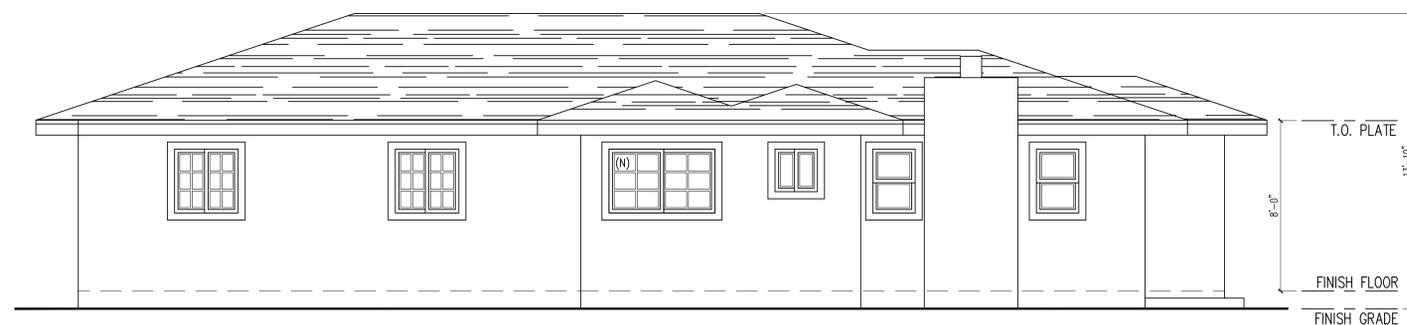
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

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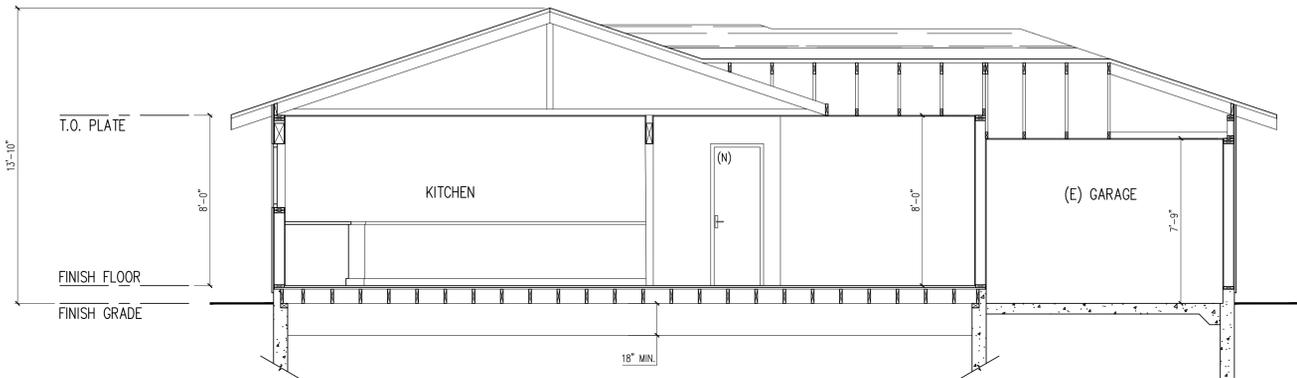


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CAMPBELL, CA 95008

PROPOSED
SECTION & DETAILS

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CA008
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SCALE
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ANURA JOB NO
CA2405-0036
SHEET



1 PROPOSED SECTION A
SCALE: 1/4" = 1'-0"

ROOF VENT CALCULATION:
 ATTIC AREA: 1,505 SF
 1,505 / 150 = 10.0 SF
 5.0 SF MIN. @ EACH LOWER & HIGHER PART OF ROOF

EAVES VENTS
 1 EAVE VENT = 4"x20"=0.5 SF EACH
 10 EAVE VENTS = 5.0 SF

PROVIDE 10 EAVE VENTS EVENLY SPACED

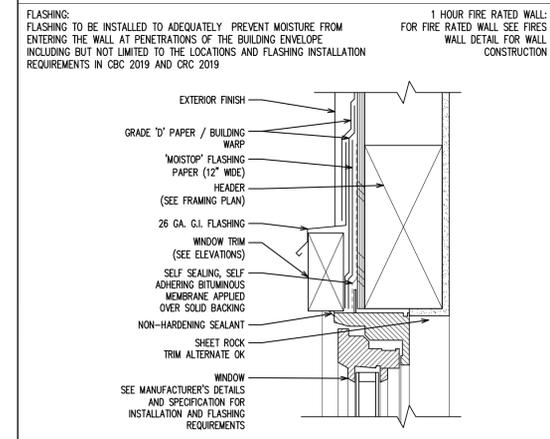
EYEBROW VENT NEAR RIDGE
 1 EYEBROW VENT (16"x10") = 1 SF EACH
 5 VENTS = 5 SF

TOTAL VENT PROVIDED = 10.5 SF

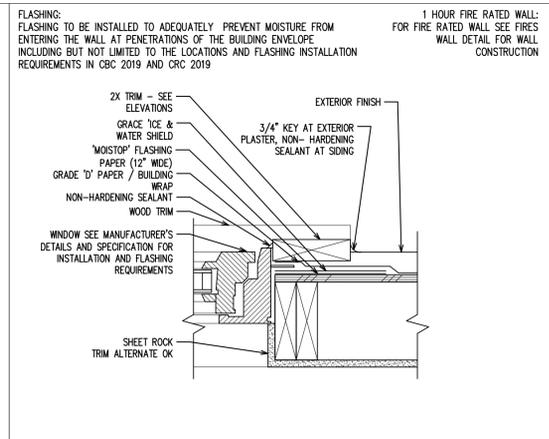
SUB FLOOR VENT CALCULATION:
 SUB FLOOR AREA = 1,505 SF
 1,505 / 150 = 10.0 SF OF VENT NEEDED
 VENTS W/ GALVANIZED BIRD SCREENS
 14"x 8" = .78 SF EA.
 PROVIDED 13 VENT MINIMUM THROUGHOUT THE
 SUB FLOOR. VENTS TO BE EVENLY SPACED.



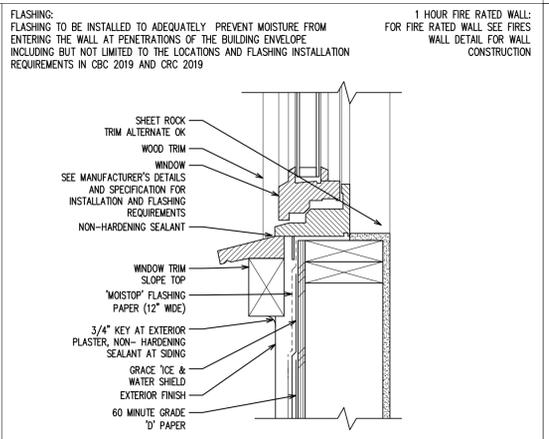
VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.



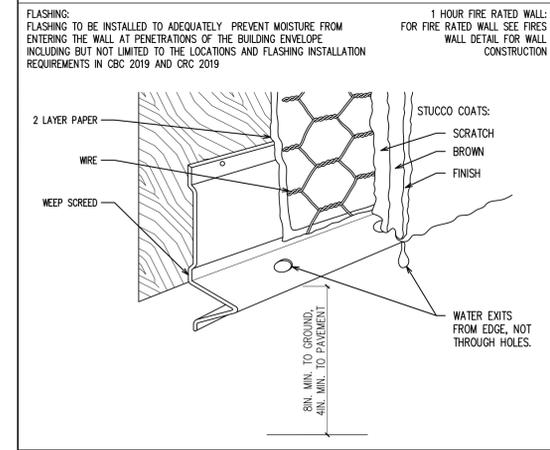
WINDOW HEAD DETAIL - AT EXTERIOR WALL FINISH
SCALE: N/A



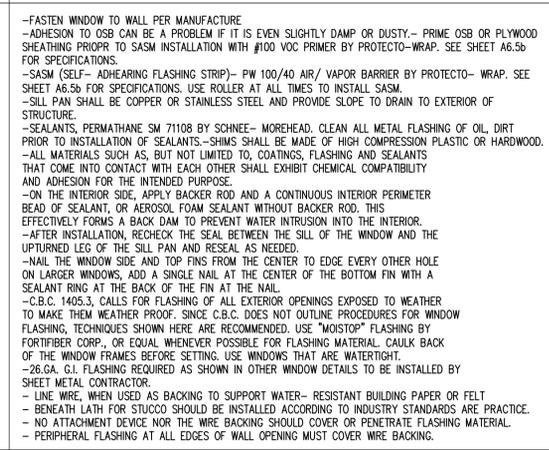
WINDOW JAMB DETAIL - AT EXTERIOR WALL FINISH
SCALE: N/A



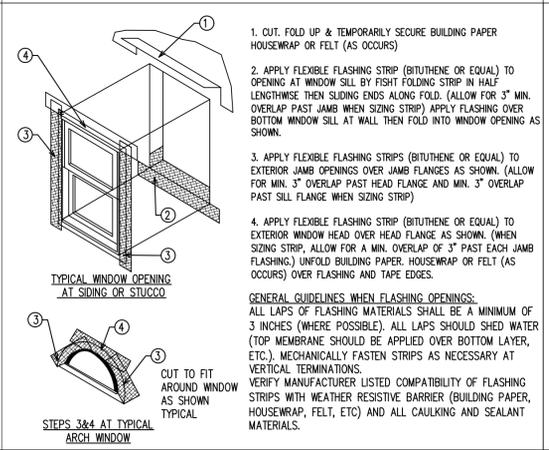
WINDOW SILL DETAIL - AT EXTERIOR WALL FINISH
SCALE: N/A



X FLASHING
SCALE: N/A



WINDOWS AND DOORS FLASHING NOTES:
N/A



FLASHING AT WINDOW OPENINGS
SCALE: N/A

– THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXCAVATION WORK FOR COMPLIANCE TO REQUIREMENTS OF THE PREVAILING BUILDING CODE. SHOULD ANY CONDITIONS APPEAR QUESTIONABLE DUE TO EXCESSIVE DAMPNESS, GRANULAR COMPOSITION, SLUFFING, SOFTNESS OR OTHER DEFECT, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

– ALL INFORMATION PERTAINING TO THE SITE SHALL BE AND SHALL REMAIN THE OWNERS RESPONSIBILITY. THIS INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, AND POSITION OF EXISTING IMPROVEMENTS, SOILS REPORT AND ALL RELATED DATA. THESE DOCUMENTS HAVE BEEN PREPARED ON THE INFORMATION AVAILABLE TO THE DESIGNER.

– IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.

– ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS.

– PROVIDE UNDER FLOOR VENTING OF (1) SQUARE INCH FOR EVERY 150 SQUARE FEET OF UNDER FLOOR AREA. VENT LOCATIONS SHALL PROVIDE CROSS VENTILATION

– PROVIDE MINIMUM 18" X 24" ACCESS TO ALL UNDER FLOOR AREAS. ACCESS TO ALL MECHANICAL OR PLUMBING EQUIPMENT SHALL BE SUFFICIENTLY SIZED FOR REMOVAL OF THE UNIT.

– ALL NAILS OR OTHER FASTENERS INSTALLED IN PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR EQUAL.

– THE TOP OF FOUNDATIONS SHALL BE LEVEL. THE BOTTOM OF FOUNDATIONS SHALL NOT SLOPE MORE THAN 1:10. FOUNDATIONS SHALL BE STEPPED WHERE NECESSARY IN ORDER TO MEET THESE REQUIREMENTS

– CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 POUNDS PER SQUARE INCH UNLESS OTHERWISE NOTED – S30

– NO ALUMINUM SHALL BE IN CONTACT WITH CONCRETE

– ALL PIPES IN CONCRETE SHALL BE SLEEVED OR WRAPPED

– NO PIPES ALLOWED IN SHADED AREA UNLESS PERPENDICULAR TO FOUNDATION

NOTES:
N/A

INSTALLATION STANDARDS (CBC 107 AND CRC R106.1.2) SKYLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS (INCLUDING NEW FLASHING).

EFFICIENCY STANDARDS (CGCS 150.2(B)) WHEN REPLACING AN EXISTING SKYLIGHT, THE NEWLY INSTALLED SKYLIGHT SHALL HAVE A MAXIMUM U-FACTOR OF 0.55 AND A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.30. NEWLY INSTALLED SKYLIGHTS SHALL MEET THE FOLLOWING EFFICIENCY RATINGS BASED ON THE CUMULATIVE AREA:

CUMULATIVE AREA OF INSTALLED SKYLIGHTS	U-FACTOR	SHGC
≤16 SQUARE FEET	0.55 MAXIMUM	0.30 MAXIMUM
>16 SQUARE FEET	0.30 MAXIMUM	0.23 MAXIMUM

TUBULAR SKYLIGHTS WITH A MAXIMUM OF 3 SQUARE FEET IN AREA AND CONTAINING DUAL-PANEL DIFFUSERS ARE NOT REQUIRED TO MEET U-FACTOR AND SHGC VALUES.

LOCATED NEAR FIRE-RATED WALLS (CBC 2610.7) WHERE OPENINGS IN EXTERIOR/COMMON WALLS ARE REQUIRED TO BE OF FIRE-RATED CONSTRUCTION (TYPICALLY FOR CONDOMINIUMS/APARTMENT, SHARED WALLS OF TOWNHOUSES, AND SINGLE-FAMILY/DUPLEX BUILDING LESS THAN 5 FEET TO THE PROPERTY LINE) SKYLIGHTS SHALL BE A MINIMUM OF 6 FEET FROM THE WALL.

ROOF SLOPE (CBC 2610.2, CRC R308.6.8) SKYLIGHTS INSTALLED ON A ROOF SLOPE OF LESS THAN 3:12 (25%), THE SKYLIGHT SHALL BE MOUNTED ON A CURB A MINIMUM OF 4 INCHES ABOVE THE ROOF (UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER).

DISTANCE TO ROOF-TOP VENTS (CBC 906.2) OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY ENVIRONMENTAL AIR VENT (I.E. STOVE HOOD, BATHROOM FAN, ETC.)

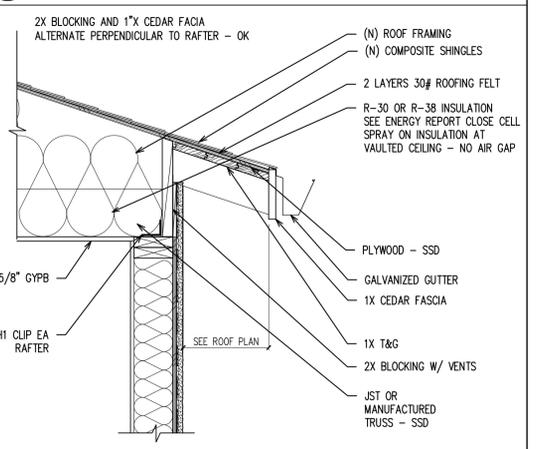
DISTANCE BETWEEN SKYLIGHTS (CBC 2610.6) IN APARTMENTS AND CONDOMINIUMS, PLASTIC SKYLIGHTS SHALL BE A MINIMUM OF 4 FEET FROM EACH OTHER, UNLESS:

- THE SKYLIGHTS ARE LOCATED WITHIN THE SAME ROOM OR SPACE AND THE MINIMUM AREA OF THE SKYLIGHTS IS 100 SQUARE FEET (MEASURED WITHIN THE CURB), OR
- THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

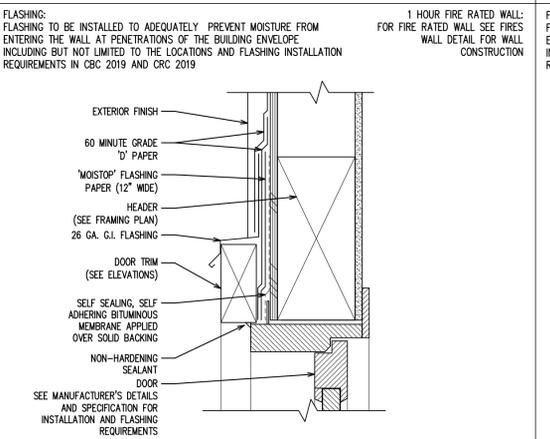
SKYLIGHT NOTES:
N/A

- ALL FRAMING LUMBER TO BE D.F. #2 OR BETTER. 2X STUDS TO BE D.F. STUD OR BETTER.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- ALL FRAME WALLS SUBJECT TO WATER SPLASH TO HAVE APPROVED WATERPROOF PAPER.
- BLOCKING REQUIRED BETWEEN JOISTS AT BEARING PARTITIONS.
- PROVIDE DOUBLE STUDS AT BOTH ENDS OF OPENINGS.
- ALL EXTERIOR SIDING TO BE MIN. 5/8" UNLESS OVER SHEATHING. ALL EXTERIOR SIDING JOINTS SHALL CENTER OVER FRAMING MEMBERS W/ CONTINUOUS WOOD BATTING OR JOINTS TO BE WATER PROOFED. NAIL ALL SIDING W/ GALVANIZED NAILS.
- ALL EXTERIOR WALLS TO HAVE TYVEC OR EQUAL MEMBRANE OVER STRUCTURAL SHEATHING AND/OR STUDS.
- ALL NAILED CONNECTIONS SHALL COMPLY WITH TABLE 2304.9.1 OF THE CALIFORNIA BUILDING CODE, UNLESS OTHERWISE NOTED.
- ALL FRAMING HARDWARE SHALL BE "STRONG-TIE" AS MANUFACTURED BY SIMPSON CORPORATION. I.C.B.O. APPROVED ALTERNATIVE HARDWARE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ARCHITECT/ENGINEER.
- ALL FRAMING HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL. ZMAX OR BATCH POST HOT DIP GALVANIZED. ALL FASTENERS SHALL BE STAINLESS STEEL, BATCH POST HOT DIP GALVANIZED OR MECHANICALLY GALVANIZED. STAINLESS STEEL CONNECTORS AND FASTENERS ARE PREFERRED IN EXTERIOR LOCATIONS.
- WALL STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO POINT OF LATERAL SUPPORT AT ROOF, FLOOR, OR CEILING INTERSECTION.
- ALL DECK HARDWARE (HANGERS, STRAPS) FASTENERS ARE REQUIRED TO BE OF THE SAME MATERIAL OR COATING THAT THE HARDWARE IS.
- TYPICAL HEADER SIZE = 4x8 DF#2 UNLESS OTHERWISE NOTED.

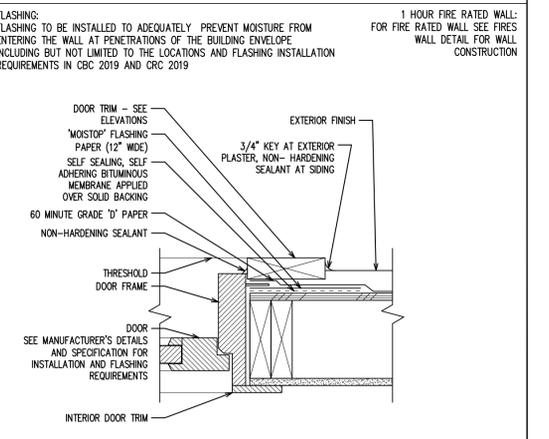
NOTES:
N/A



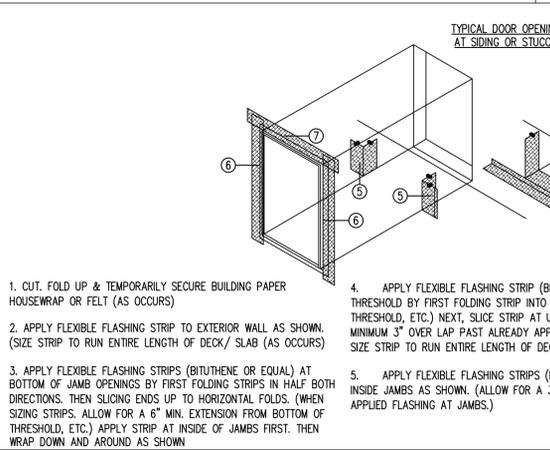
ROOF EAVE DETAIL
SCALE: 1" = 1'-0"



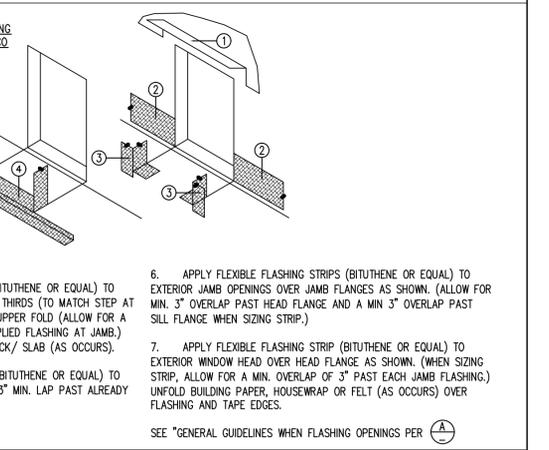
EXT. DOOR HEAD DETAIL - AT EXTERIOR WALL FINISH
SCALE: N/A



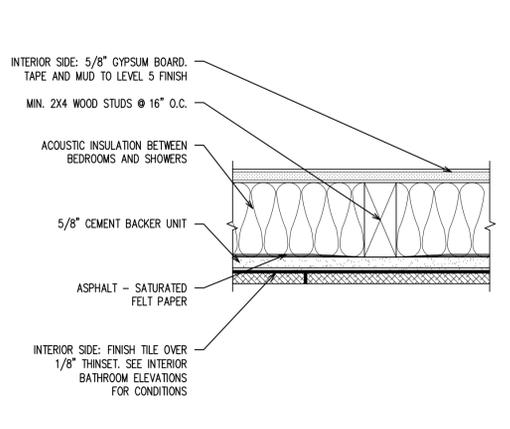
EXT. DOOR JAMB DETAIL - AT EXTERIOR WALL FINISH
SCALE: N/A



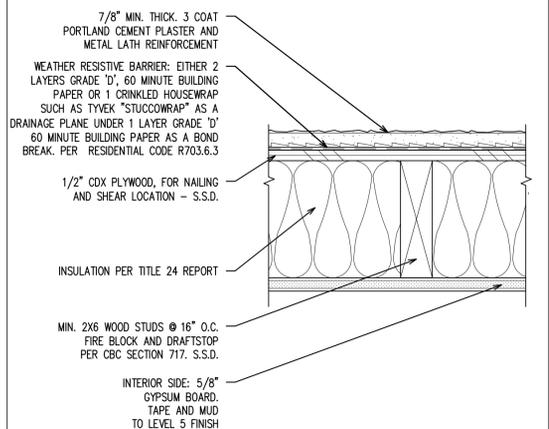
FLASHING AT DOOR OPENINGS
SCALE: N/A



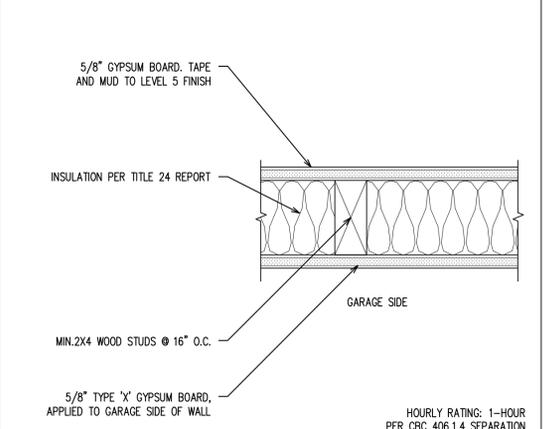
FLASHING AT WINDOW OPENINGS
SCALE: N/A



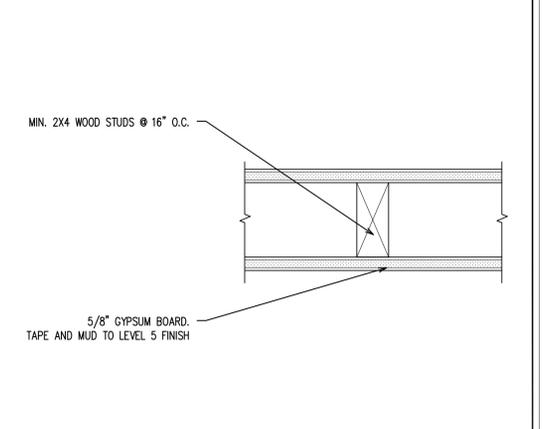
INTERIOR TILED SHOWER - INTERIOR GYPSUM BOARD
SCALE: 3" = 1"



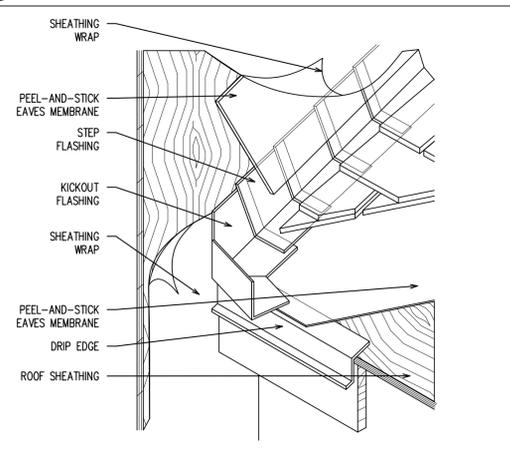
EXTERIOR CEMENT PLASTER WALL - GYPSUM BOARD INTERIOR
SCALE: 3" = 1"



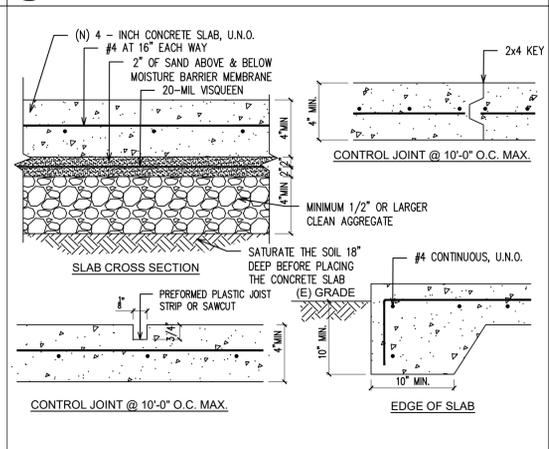
1 HR RATED INTERIOR SEPARATION WALL - AT GARAGE
SCALE: 3" = 1"



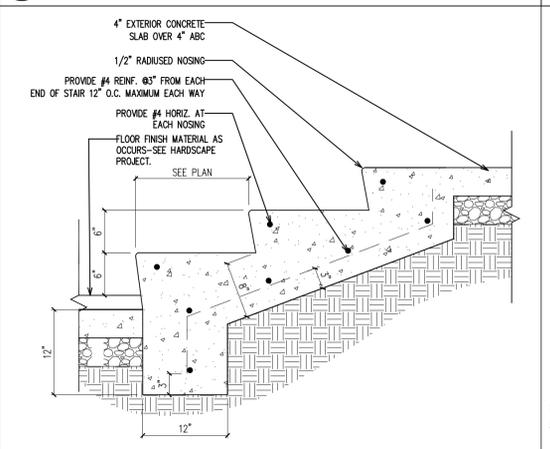
TYPICAL INTERIOR WALL - GYPSUM BOARD BOTH SIDES
SCALE: 3" = 1"



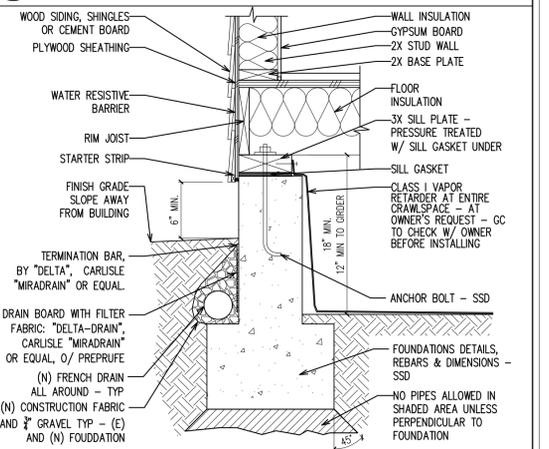
STEP FLASHING
SCALE: N/A



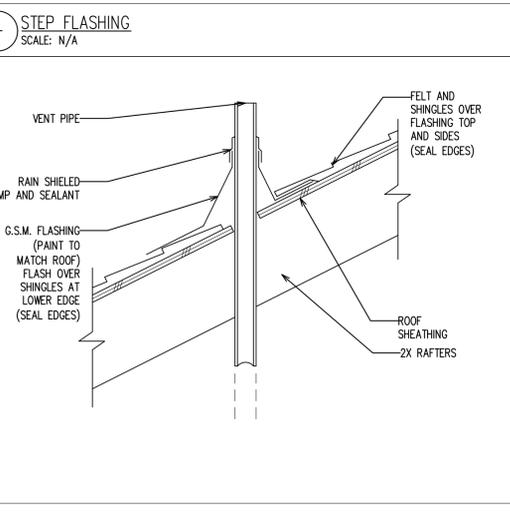
(N) CONCRETE SLAB / LANDING DETAIL
SCALE: 1/2" = 1"



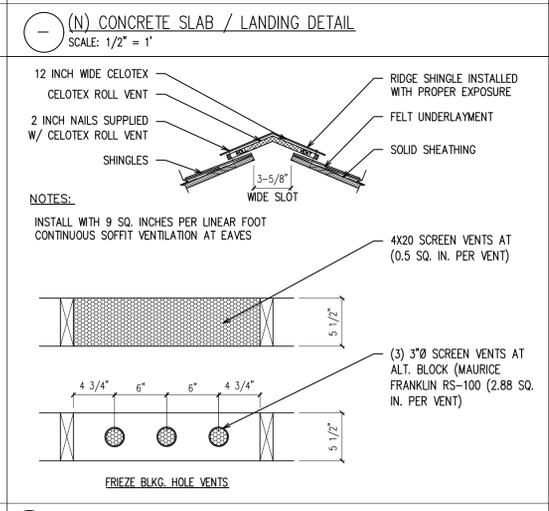
CONCRETE STAIRS - TYP.
SCALE: 1" = 1'-0"



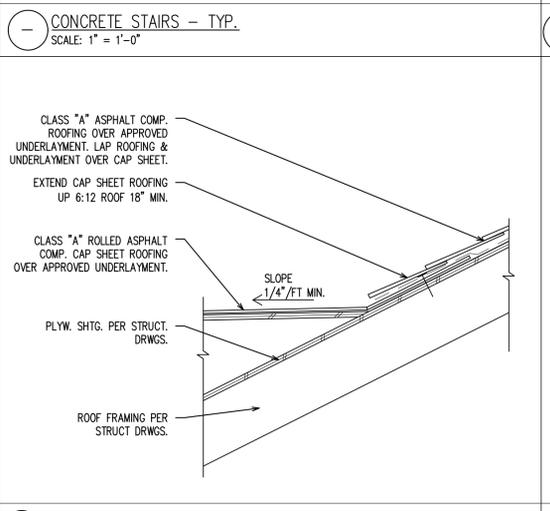
TYP. SPREAD FOOTING W/ FRENCH DRAIN
SCALE: 1" = 1'-0"



TYPICAL ROOF PENETRATION
SCALE: N/A



VENTS DETAIL
SCALE: N/A

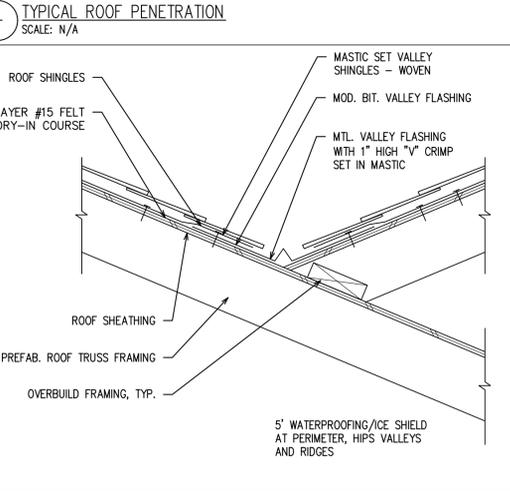


ROOF SLOPE TRANSITION DETAIL
SCALE: 1-1/2" = 1'-0"

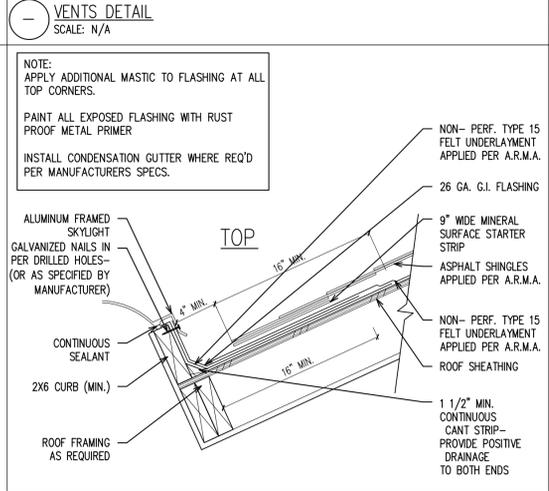
AIR BARRIER
ATTIC RADIANT BARRIER

PHYSICAL PROPERTIES	TEST	VALUE
FIRE RATING	ASTM E84-09	CLASS 1 / CLASS A
EMISSIVITY	ASTM C1371-04A	0.04
REFLECTIVITY	-	0.96
WATER VAPOR TRANSMISSION	ASTM E96-05	13.9 PERMS
CORROSIVENESS	ASTM D3310-00	PASSES
BLEEDING AND DELAMINATION	ASTM C1313-05	NO BLEEDING OR DELAMINATION
PLIABILITY	ASTM C1313-05	NO CRACKING
GROWTH OF FUNGI	ASTM C1313-08	DOES NOT PROMOTE GROWTH
TENSILE STRENGTH	ASTM D2261	LENGTH: 27.34 LBS WIDTH: 13.31 LBS

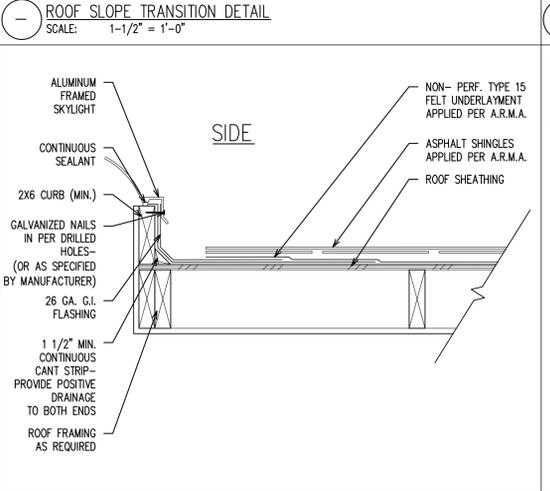
ATTIC RADIANT BARRIER
SCALE: N/A



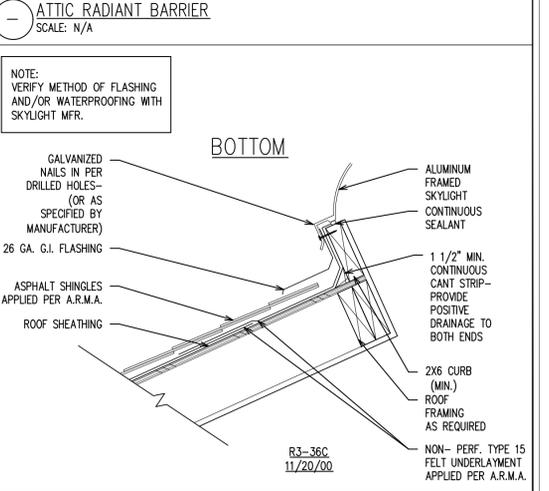
VALLEY DETAIL
SCALE: 1-1/2" = 1'-0"



SKYLIGHT DETAIL ASPHALT COMPOSITION SHINGLES
SCALE: 1 1/2" = 1'-0"



SKYLIGHT DETAIL ASPHALT COMPOSITION SHINGLES
SCALE: 1 1/2" = 1'-0"



SKYLIGHT DETAIL ASPHALT COMPOSITION SHINGLES
SCALE: 1 1/2" = 1'-0"

anura
design

REVISIONS

- 1
- 2
- 3
- 4
- 5

LICENSED ARCHITECT
DANIEL WINTERICH
C 22106
REN. 07/31/25
STATE OF CALIFORNIA

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ARCHITECT #C22106
367 CIVIC DR #3,
PLEASANT HILL, CA94523
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ADDITION & REMODEL
1152 W. HACIENDA AVE,
CAMPBELL, CA 95008

DETAILS

DRAWN BY
CA008
CHECKED BY
CA000
ISSUE DATE
08/21/2024
SCALE
1/4"=1'-0"
ANURA JOB NO
CA2405-0036
SHEET

A-7

1. NOTES AND SPECIFICATIONS

2. Light, Ventilation, Room Dimensions

2.1 Required window area for light shall be not less than 8 percent of the floor area of the room served; the minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated. The glazed area need not be operable for ventilation when a whole-house ventilation system is installed. (R303.1)

2.2 Every sleeping room and any basement must have at least one openable window or door approved for shall have a minimum net area of 5.0 square feet. The minimum net vertical opening dimension shall be 24". The emergency rescue with a minimum net clear opening of 5.7 square feet, except the windows at the grade floor minimum net clear opening width dimension shall be 20". The bottom of the clear opening shall be no more than 44" from the floor. (R 310.1)

2.3 Bathrooms, water closet compartments and similar rooms shall have window at least 3 sq. feet in area, half of which must be openable, or mechanical ventilation must be provided. (R303.3)

2.4 Each bathroom containing a bathing facility shall be mechanically ventilated for the purposes of humidity control. (R303.3.1)

2.5 Provide ventilation for products of combustion to outside air. (CMC 802.0)

2.6 Attic ventilation: 1/150 of attic area. If 40% – 50% of the vents are no more than 3 feet below the ridge or highest point of the roof area; then the ratio may be reduced to 1/300. (R806.2) Unvented attics may be allowed if meeting the requirements of R806.5.

2.7 Enclosed rafter spaces shall have a minimum 1" space between the insulation and roof sheathing and at the location of all eave and cornice vents. (R806.3)

2.8 Underfloor space shall have a ventilation opening area of 1/150 square feet of underfloor area. If a Class I vapor retarder is used the ratio may be reduced to 1/1500. One opening shall be placed within 3 feet of each building corner. Openings shall be covered with a covering having openings no greater than 1/4". (R408.2)

2.9 Heating system is required to maintain 68 degrees at 3 feet above floor level and 2 feet from exterior walls in all habitable room. (R303.9)

2.10 Air infiltration, insulation, space heating, space cooling, water heating, etc shall meet CA Energy Commission Standards.

2.11 All habitable rooms except kitchens shall be at least 70 square feet in area and shall have a width of at least 7 feet. In addition there shall be at least one room with a minimum of 120 square feet in each dwelling. Minimum ceiling height shall be 7 feet. See CRC for exceptions. (R304/R305)

3. DOORS, STAIRWAYS AND LANDINGS (INCLUDING DECKS)

3.1. Required egress door shall be side hinged and have a minimum net clear width of 32" and a minimum height of 78". (R311.2)

3.2 There shall be a landing at each side of all doors not more than 1 1/2" lower than the threshold at the required egress door, and not more than 7 3/4" for other exterior doors. The landing shall be at least as wide as the door served and 36" minimum length measured in the direction of travel. A landing is not required at doors other than the required egress door where a stairway of two or fewer risers is located on the exterior of the door, and the door does not swing over the stairway. (R311.3)

3.3 Stairway rise shall be 4" min and 7.75" max. Run shall be 10" min. Headroom shall be 80" minimum. Width shall be 36" minimum. Handrails shall provide graspability and be 34"-38" above tread nosing with openings less than 4 3/8" clear, except openings formed by the riser, tread, and bottom rail of the guard may be 6" maximum diameter. (R 311.7 & R312.1.3 ex. 1 & 2)

3.4 Enclosed useable space under interior stairs shall be finished with 1/2" min. type X gypsum board (R302.7)

3.5 Fireblocking is required in concealed spaces between stair stringers at the top and bottom of the run. (R302.11)

3.6 There shall be a floor or landing at the top and bottom of each stairway. Width and length of landings shall be not less than the width of the stairway served. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. (R311.7.6)

3.7 Guards shall be located along open sided walking surfaces, including stairs, ramps, landings, and decks, that are more than 30" above the floor or grade, measured at any point within 36" horizontally. Required guards shall be not less than 42" above the adjacent walking surface. Except that handrails may be considered as guards at stairways. Openings in guards shall not exceed 4". (R312)

3.8 Exterior deck support posts shall be cross braced in two directions for lateral stability.

3.9 For posts over 30" in height provide mechanical connection at post base.

3.10 Provide detail at junction of exterior decking, wall and interior floor framing. Show elevations, flashing, and anchorage. Deck framing shall be positively attached to building framing at a minimum of 2 locations within 24" of each end of the deck with hold-down tension devices having an allowable design capacity of not less than 1500 pounds each, or at a minimum of 4 locations with hold-down tension devices of not less than 750 pounds allowable design capacity. (R507.2.4)

3.11. Deck framing and support posts to be of preservative treated or naturally durable lumber. (R317.1) Hardware and fasteners shall be hot-dipped galvanized, stainless steel, silicon bronze, or copper. (R317.3.1)

4. WEATHER AND CORROSION DAMAGE PREVENTION MEASURES

4.1. Naturally durable wood or preservative treated wood, per AWPA U1, shall be required in the following locations (R317.1):

- A. Wood joists and girders closer than 18" or 12", respectively, to the exposed ground.
- B. Wood framing members that rest on concrete or masonry and are less than 8" from the exposed ground.
- C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated by an impervious moisture barrier.
- D. Wood siding, sheathing and wall framing on the exterior of the building having a clearance of less than 6" from the ground or less than 2" from a horizontal concrete surface.
- E. All wood in contact with the ground.
- F. All wood embedded in concrete that is in direct contact with the ground or exposed to weather and that supports structures intended for human occupancy.

4.2. Exposed glu-lams shall be preservative treated, applied by the manufacturer, or made from naturally durable wood.

4.3. Weatherproofing of exterior surfaces above and below grade is required. (R406 & R703)

4.4. Concrete slabs shall be separated from earth by a minimum 6-mil vapor retarder, with edges lapped a minimum of 6". This may be omitted if the space above is not heated and is not likely to become heated in the future. (R506.2.3)

4.5. A capillary break shall be installed when concrete slab-on-ground floors are required to have a vapor retarder. This capillary break shall be a 4" thick base of 1/2" or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curling, in accordance with ACI 302.2R-06. As an alternative the slab design may be prepared by a licensed design professional. (CalGreen 4.505.2.1)

4.6. The ground adjacent to the foundation shall be sloped so that the grade shall fall a minimum of 6" within the first 10'. Impervious surfaces may be sloped at 2% minimum. (R401.3)

4.7. All fasteners used for attachment of siding shall be corrosion-resistant. (R703.3.2)

4.8. Corrosion resistant flashings shall be provided at openings and intersections/attachments. (R703.4)

4.9. All roof areas of buildings shall be provided with gutters or roof drains. Provide adequate roof slope for drainage (1/4" per foot, min.) or submit deflection and ponding calculations. Primary roof drains shall be designed based on a 60 minute storm with a 100 year return period, per Table D of the CPC. Secondary roof drains shall be provided not less than 2" above the roof surface. (CPC 1101.12)

5. GARAGE & CARPORT

5.1. Common wall between garage and dwelling shall have 1/2" gypsum board applied on the garage side. Garage ceiling with habitable space above shall have 5/8" type X gyp board applied to the ceiling. Carports with no enclosed uses above do not need protection. (R302.6)

5.2. No openings may be provided between a garage and a sleeping room. Other openings shall be equipped with solid wood or steel doors 1 3/8" in thickness and shall be self-closing and self-latching. (R302.5.1)

5.3. Garage and carport floor surfaces shall be of approved noncombustible material. Asphaltic surfaces shall be permitted at ground level in carport. (R309.1 & R309.2)

5.4. Appliances and receptacles installed in garages and carports generating a glow, spark, or flame shall be located 18" min. above the floor unless listed as flammable vapor ignition resistant. Provide protective bollard or other impact barrier or located out of the normal path for vehicles. (CMC 305.1)

6. ELECTRICAL

6.1. Do not install electrical panels larger than 16 square inches in rated fire walls. Garage to dwelling unit separation is not a rated fire wall. (R302.4.2) Never install electrical panels in closet. Maintain a clearance of 36" in front of the panels. (CEC 110.26)

6.2. Provide a minimum of one 20 Amp receptacle in areas designated for laundry equipment. (CEC 210.52F)

6.3. Kitchens and dining areas must have a minimum of two 20 Amp circuits. Kitchen counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c. and within 24" of the end of any counter space. (CEC 210.52)

6.4. GFCI outlets are required for all kitchen receptacles that are designed to serve countertop surfaces, in bathrooms, in underfloor spaces at or below grade level, in exterior outlets, in laundry areas, and in all garage outlets not dedicated to a single device or appliance. (CEC 210.8) All dwellings must have at least one exterior outlet at the front and the back of the dwelling. (CEC 210.52E)

6.5. Receptacles must be installed at 12' o.c. maximum in walls. Walls longer than 2 feet and halls longer than 10' must have a receptacle. A receptacle must be provided within 3' of bathroom sinks. (CEC 210.52)

6.6. Bond all metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)

6.7. Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light, light switch, and receptacle in the space. (CMC 904.10)

6.8. New dwellings must have a 120V powered smoke alarm in every sleeping room, outside each sleeping room, on every story of the dwelling, including basements and habitable attics, but not including crawl spaces or uninhabitable attics. (R314.3)

6.9. When more than one smoke alarm or carbon monoxide alarm is required the alarm devices shall be interconnected. If the proposed scope of work does not result in the removal of wall and ceiling finishes exposing areas requiring installation, in buildings built prior to January 1, 2011, devices may be battery operated. (R314.4 & R315.7)

6.10. When alterations, repairs, or additions require a permit or sleeping rooms are added or created, smoke alarms shall be installed where required in new dwellings. (R314.2.2)

6.11. For new construction and work in an existing dwelling, where an addition is made to an existing dwelling or a fuel-burning appliance is added, carbon monoxide alarms shall be installed in sleeping rooms within which fuel-burning appliances are installed, outside of each sleeping area, and on each occupiable level. Carbon monoxide alarms are not required in dwellings where there is no fuel-fired appliance or attached garage. (R315.1 & R315.2)

6.12. All 120-volt 15 and 20 amp branch circuits in dwelling units except those in bathrooms, unfinished basements, garages and outdoors shall have AFCI protection. (CEC 210.12)

6.13. Receptacles on 120-volt 15 and 20 amp circuits shall be tamper resistant. Except when located more than 5' above the floor or when part of a luminaire or appliance, (CEC 406.12)

7. MISCELLANEOUS LIFE-SAFETY

7.1. Provide pressure relief valve with drain to outside for water heater. (CPC 608.3) Provide seismic strapping or anchor resisting overturning of water heater. (CPC 507.2, CRC R301.2.2.3.7)

7.2. Liquefied petroleum gas (LPG) appliances shall not be installed in a pit, basement or similar location. LPG appliances shall not be installed in an above grade underfloor space or basement unless such location is provide with an approved means for removal of unburned gas. (CMC 303.7.1)

7.3. Provide combustion air for all gas fired appliances. (CMC Chapter 7)

7.4. Fuel burning water heater is not allowed in bedroom or bathroom unless direct vent type or complying with CPC 504.1.

7.5. Vent clothes dryer to outside of building (not to underfloor area). Vent length shall be 14' maximum and the vent diameter shall not be less than 4". (CMC 504.4.2)

7.6. Water closet shall be located in a space not less than 30" in width with 24" minimum clearance in front. (CPC 402.5)

7.7. Showers and tubs with showers require a non-absorbent surface up to 72" above the floor. (R307.2). Provide curtain rod or approved enclosure material.

7.8. Provide backflow preventers on all hose bibs. (CPC 603.5.7)

7.9. Safety glazing shall be required within 24" of a door edge or within 36" of a stairway, landing or ramp when the bottom edge of the glazing is less than 60" from the floor or walking surface. (R308.4.2 & R308.4.3)

7.10. Safety glazing is required in all fixed and operable panels of swinging, sliding and bi-fold doors. (R308.4.1)

7.11. Safety glazing is required in enclosures and walls facing hot tubs, saunas, steam rooms, showers and tubs where the bottom edge of the glazing is less than 60" from any standing or walking surface. (R308.4.5)

7.12. Wood burning appliances shall be EPA phase II certified in the Northern Sonoma County Air Pollution Control District. In the Bay Area Air Quality Management District wood burning appliances are not allowed. (Sonoma County Ordinance)

7.13. Provide 18" x 24" foundation access within 5' of all plumbing cleanouts. (R408.4; CPC 707.9)

7.14. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs; vertically at floor and ceiling levels, horizontally at intervals not to exceed 10'. (R302.11)

7.15. Show minimum 22" x 30" passageway to attic. (CMC 304.4; R807.1) In attics in which an appliance is installed, an opening and passageway at least as large as the largest component of the appliance shall be required. (CMC 903.2.3)

7.16. Roof construction and covering shall comply with R905 and local ordinance. All roofing shall be of Class A fire resistive material, supported by solid sheathing (Chapter 7 Sonoma County Code).

7.17. Storage use or placement of a fuel burning appliance in an underfloor area may trigger the requirement for a 1/2 inch gypsum wallboard or 5/8 inch wood panel membrane on the underside of the floor framing member. See Section R302.13 of the CRC for exceptions.

8. FOUNDATIONS AND CONCRETE

8.1. Concrete shall be 2500 psi minimum for foundation and retaining walls (including stem walls), garage floor slabs, and porches or steps exposed to weather and 2500 psi minimum for all other concrete. (R402.2; Table R402.2; R608.5.1.5) unless otherwise note on structural drawings and calculations.

8.2. Conventional Residential Foundation Requirements (R404.1.4.2; Table R403.1(1))

No. of stories	Thickness of stem wall concrete *	Width of footing	Thickness of footing	Depth below undisturbed ground surface
1	6.0"	12"	6"	12"
2	6.0"	15"	6"	12"

* Foundation walls exceeding 4'6" shall be minimum 7.5" thick.

8.3. Horizontal reinforcing at footing and stem wall: one number 4 rebar within top 12" of stem wall and one number 4 rebar 3-4 inches from bottom of footing (R403.1.3.1)

8.4. When the stem wall and footing are not poured monolithically a number 4 rebar shall be installed vertically at not more than 4' o.c. The vertical bar shall extend to 3' clear from the bottom of the footing, have a standard hook, and extend a minimum of 14 inches into the stem wall. (R403.1.3.1)

8.5. Stepped footings shall be used when slope of footing bottom is greater than 10:1 (H:V). Step footing detail shall be shown on building elevations and foundation plan. (R403.1.5)

8.6. Concrete slabs shall be 3.5" thick minimum. (R506.1)

8.7. Provide adequate setbacks from slopes greater than 33% gradient equal to half the height of the slope (need not exceed 15 feet) for an adjacent ascending slope surface, and one third the height of the slope (need not exceed 40 feet) for an adjacent descending slope surface. If these setbacks cannot be met a geotechnical report justifying soil characteristics and suitability of the proposed building site shall be provided. (R403.1.7)

8.8. Anchor bolts shall be minimum 1/2" x 10" placed at 6' o.c. maximum. Embed bolts 7" min. Locate end bolts neither less than 3.5' nor more than 12" from ends of sill members. (R401.1.6) Provide 3" x 3" x 0.229" plate washers on each bolt. (R602.11.1)

9. FLOORS

9.1. Floor joint size, spacing and grade shall conform to Table R502.3.1; or shall be designed by a licensed professional.

9.2. Joists under and parallel to bearing partitions shall be doubled. (R502.4)

9.3. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth. (R502.4)

9.4. Girders for single-story construction or supporting one floor shall be 4" x 6" for spans 6' or less, with girders spaced at 8' o.c. For other sizes and spans see Table R602.7 (1, 2, & 3).

9.5. Nail spacing for floor plywood sheathing: 6" o.c. at edges, 12" o.c. in field (unless closer nailing is specified). Table R602.3(1)

9.6. Provide detail of connection of floor girder at foundation wall.

9.7. Solid block all joists at ends and intermediate supports with full-depth solid blocking not less than 2" nominal thickness. (R502.7)

9.8. At floor openings where header joist span exceeds 4' show double trimmer joists and headers. Approved hangers shall be used for the header joist to trimmer joist connections when the header joist span exceeds 6'. (R502.10)

10. WALLS

10.1. Show stud size, height, grade and spacing. (Table R602.3(5)) Exterior and interior studs shall be continuous floor to roof unless braced at ceiling.

10.2. Balloon frame gable end walls or provide softwall bracing detail.

10.3. Minimum header sizes shall be according to Table R602.7(1,2,8,3).

10.4. Double top plates shall have a minimum lap of 24". Nail with eight 16d common nails on each side of the joint, unless additional nailing is specified. Plates at intersections with bearing walls and corners shall also be overlapped. (Table R602.3)

10.5. Sole plate to joist or blocking shall be 16d common nails at 16" o.c. and 2-16d common nails at 16" at braced wall panels. (Table R602.3 item 14)

10.6. Foundation cripple walls shall be framed of studs not less in size than the studs of the wall above. Cripple walls exceeding 4' in height shall be framed of studs as required for an additional story. Cripple walls shall be sheathed per R602.10.9 & R602.10.9.1. Cripple walls less than 14" in height shall be continuously sheathed or constructed of solid blocking. (R602.9)

10.7. Minimum wood structural panel sheathing nailing: 6" o.c. at edges and 12" o.c. in field. (Table R602.3) Nailing shall be inspected prior to covering.

10.8. Provide one layer of No. 15 asphalt felt or other approved material under exterior siding. Material shall have upper layer lapped 2" min over lower layer with 6" min laps at joints. (R703.2) Provide 2 layers of Grade D paper, or equivalent, between wood sheathing and stucco lath. (R703.7.3)

10.9. Braced wall lines shall be sized and configured in accordance with section R602.10 in its entirety. Provide and label a layout of all braced wall lines complete with required values for wind and seismic for the specified wall type.

10.10. Spacing of braced wall lines shall not exceed 25' (interior & exterior) unless length of required bracing, per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4). (R602.10.1.3)

11. ROOF

11.1. Show roof rafters and ceiling joists. Spans shall be per Tables R802.4(1) & (2) for ceiling joists and Tables R802.5.1(1) & (2) for rafters. Include the size, spacing and grade of all members.

11.2. Nail rafters to adjacent parallel ceiling joists. Where not parallel, use rafter ties at 4' o.c. max. (R802.3.1) Connect ties per Table R802.5.1(9). Rafter ties shall use adjustment factor in footnote h, for the height above supporting wall and the location of the connection must be in lower third of attic space.

11.3. Where ceiling joists or rafter ties are not provided trusses shall be used or engineering shall be provided. (R802.3.1 & R802.10)

11.4. Solid block all rafters and trusses at exterior walls. (R802.8) Nail blocking to top plate with (3) 8d toe nails per block or provide clips.

11.5. For roofs shallower than 3:12 ridges, hips and valleys shall require engineering. (R802.2)

11.6. Wood structural panel sheathing when designed to be permanently exposed in outdoor applications, shall be of an exterior exposure durability. Wood structural panel roof sheathing exposed to the underside may be identified as Exposure 1. (R803.2) Minimum nailing per Table R602.3(1) is 6" at edges and 12" in the field, 8d common, box or casing. Nail panels to blocking between rafters.

12. GREEN BUILDING AND ENERGY

12.1. New construction and additions/alterations increasing a building's conditioned floor area shall comply with applicable provisions of CalGreen. (CalGreen 301.1) Mandatory provisions shall apply only to the specific area of the addition or alteration. (CalGreen 301.1.1)

12.2. The Residential California Green Building Checklist shall be filled out and all mandatory and elective features selected shall be identified with adequate notations and details on the proposed project plans. An approved 3rd party CALGreen special inspector shall review the proposed checklist and project plans and provide verification that all applicable mandatory and elective elements identified in the checklist have been adequately incorporated into the proposed project plans and details. The field verification of the required CALGreen elements shall also be achieved by the 3rd party CALGreen special inspector during the construction and inspection process.

12.3. Residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. (CalGreen 301.1.1)

12.4. Energy code documentation shall be provided for any additions and alterations to the conditioned envelope, space-conditioning systems, or lighting systems. Energy code documentation shall be registered with the California Energy Commission prior to permit issuance. (California Energy Code Section 100(b))

13. FIRE RESISTANT CONSTRUCTION

13.1. New structures and remodels and additions to existing structures shall meet the requirements of the PRMD Planning Division, based on parcel specific zoning, use, and setback requirements.

13.2. Exterior walls within 5' (or 3' when the structure is equipped with an automatic fire sprinkler system) of an adjacent property line (or an assumed property line between structures) shall be 1 hour rated.

13.3. The exposed underside of projections from exterior walls from 2' to less than 5' from an adjacent property line, or from 2' to less than 3' when the structure is equipped with an automatic fire sprinkler system, shall be 1 hour rated. Exterior wall projections less than 2' from an adjacent property line are not allowed.

13.4. When a parcel is located in a State Responsibility Area (SRA) all new construction shall comply with the applicable fire resistant construction requirements of CRC Section R337. Accessory Group U occupancy structures located at least 50' from an applicable building and additions and remodels to structures originally constructed prior to July 1, 2008 are exempt from these requirements.

13.5. Structures which are subject to Fire Safe Standards and located in the SRA on parcels 1 acre and larger shall have a minimum 1 hour rating at exterior walls and the underside of exterior projections within 10 feet from an adjacent property line.

13.6. Dwellings in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating. Fire-resistance rated floor/ceiling assemblies shall extend to the exterior walls, and the supporting construction shall have an equal or greater fire-resistance rating. Wall assemblies shall extend from the foundation to the underside of the roof sheathing, although wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8" Type X gypsum board, an attic draft stop is provided above and along the wall assembly separating the dwellings, and the structural framing supporting the ceiling is protected by not less than 1/2" gypsum board or equivalent. (R302.3)

TURN OVER REQUIREMENTS:

1. THE G.C. SHALL COMPLETE ALL REQUIRED INSPECTIONS BY CONSTRUCTION COMPLETION DATE AND WILL FURNISH THE OWNER WITH THE CERTIFICATE OF OCCUPANCY OR/AND A NOTICE OF COMPLETE FINAL INSPECTION. IN ADDITION, THE G.C. SHALL PROVIDE A LIST OF THE NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS, AND PROOF THAT ALL PAYMENT TO SUB CONTRACTORS HAVE BEEN MADE.
2. THE G.C. SHALL TURN OVER ALL KEYS TO THE OWNER.
3. UPON COMPLETION OF THE WORK, THE G.C. SHALL PROVIDE FOR A FINAL CLEANING TO BE PERFORMED BY A PROFESSIONAL CLEANING SERVICE. THE ENTIRE STRUCTURE SHALL BE THOROUGHLY CLEANED BEFORE TURNING THE PROPERTY OVER TO OWNER.
4. SUPERINTENDENT MUST REMAIN ON JOB SITE THROUGH COMPLETION OF THE PUNCH LIST.
5. UPON COMPLETION OF WORK, THE G.C. WILL DEMONSTRATE THE OPERATION OF ALL SYSTEMS TO THE OWNER. THIS INCLUDES ELECTRICAL, MECHANICAL, PLUMBING, SOUND, SECURITY, AND THE OPERATION OF DOORS AND WINDOWS.
6. THE GC SHALL COORDINATE A WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND OBTAIN A SIGNATURE INDICATING COMPLETION AND ACCEPTANCE. SIGNED DOCUMENT SHALL BE SUBMITTED AS PART OF THE THE PROJECT CLOSEOUT PACKAGE.
7. THE G.C. SHALL REVIEW ALL DOCUMENTS, FIELD VERIFY ALL DRAWING DIMENSIONS, INSPECT EXISTING FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN IN THE CONSTRUCTION DRAWINGS.
8. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS DRAWINGS, THE CONTRACT DOCUMENT DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. THE G.C. SHALL, IN THE WORK OF ALL TRADES, PERFORM ALL CUTTING, PATCHING RESTORING, REPAIRING AND THE LIKE, NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED SURFACES RESULTING FROM THE WORK TO THEIR ORIGINAL CONDITION. ALL ROOF PATCHING SHALL RETURN AFFECTED AREA TO A "LIKE NEW" CONDITION. PRIOR TO PATCHING THE G.C. SHALL VERIFY ANY ROOF WARRANTIES WITH THE LANDLORD.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH
11. PERMITS FOR FIRE SPRINKLER SYSTEM, FIRE ALARM, SIGNAGE, OR ANY OTHER PERMITS REQUIRED BY LOCAL AUTHORITIES ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER SEPARATE APPLICATIONS.
12. DURING THE CONSTRUCTION PHASE, THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER, WITH A UL LABEL AND RATING OF NOT LESS THAN 2-A, TO BE LOCATED WITHIN A 75 FT. TRAVEL DISTANCE OF ALL PORTIONS OF THE PREMISES.
13. A 44 IN. CLEAR EXIT AISLE THROUGH ROOMS TO EXIT DOORS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
14. FIRE DAMPERS SHALL BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR WHERE DUCTS PENETRATE FIRE-RATED WALLS, FLOORS OR CEILING ASSEMBLIES.
15. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE BUILDING DEPARTMENT ENGINEER.
16. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
18. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
19. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR.
20. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
21. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
22. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
23. THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR.
24. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES

2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS SUMMARY

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

BUILDING ENVELOPE:

§110.6(A): AIR LEAKAGE. MANUFACTURED FENESTRATION, EXTERIOR DOORS, AND EXTERIOR PET DOORS MUST LIMIT AIR LEAKAGE TO 0.3 CFM PER SQUARE FOOT OR LESS WHEN TESTED PER NFRC-400, ASTM E283, OR AAMA/WDMA/CSA 101/1.S.2/4440-2011. *

§110.6(A)5: LABELING. FENESTRATION PRODUCTS AND EXTERIOR DOORS MUST HAVE A LABEL MEETING THE REQUIREMENTS OF §10-111(A).

§110.6(B): FIELD FABRICATED EXTERIOR DOORS AND FENESTRATION PRODUCTS MUST USE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES FROM TABLES 110.6-A, 110.6-B, OR JA4.5 FOR EXTERIOR DOORS. THEY MUST BE CALKED AND/OR WEATHER-STRIPPED. *

§110.7: AIR LEAKAGE. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CALKED, GASKETED, OR WEATHER STRIPPED.

§110.8(A): INSULATION CERTIFICATION BY MANUFACTURERS. INSULATION MUST BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOUSEHOLD GOODS AND SERVICES (BHGS).

§110.8(G): INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB FLOORS MUST BE INSULATED PER THE REQUIREMENTS OF § 110.8(G).

§110.8(I): ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE VALUES OF THE ROOFING MATERIAL MUST MEET THE REQUIREMENTS OF § 110.8(I) AND BE LABELED PER §110-113 WHEN THE INSTALLATION OF A COOL ROOF IS SPECIFIED ON THE CFR.

§110.8(J): RADIANT BARRIER. WHEN REQUIRED, RADIANT BARRIERS MUST HAVE AN EMITTANCE OF 0.05 OR LESS AND BE CERTIFIED TO THE DEPARTMENT OF CONSUMER AFFAIRS.

§150.0(A): ROOF DECK, CEILING AND RAFTER ROOF INSULATION. ROOF DECKS IN NEWLY CONSTRUCTED ATTICS IN CLIMATE ZONES 4 AND 8-16 AREA-WEIGHTED AVERAGE U-FACTOR NOT EXCEEDING U-0.184. CEILING AND RAFTER ROOFS MINIMUM R-22 INSULATION IN WOOD-FRAME CEILING; OR AREA-WEIGHTED AVERAGE U-FACTOR MUST NOT EXCEED 0.043. RAFTER ROOF ALTERATIONS MINIMUM R-19 OR AREA-WEIGHTED AVERAGE U-FACTOR OF 0.054 OR LESS. ATTIC ACCESS DOORS MUST HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS MUST BE GASKETED TO PREVENT AIR LEAKAGE. INSULATION MUST BE INSTALLED IN DIRECT CONTACT WITH A ROOF OR CEILING WHICH IS SEALED TO LIMIT INFILTRATION AND EXFILTRATION AS SPECIFIED IN § 110.7, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING. *

§150.0(B): LOOSE-FILL INSULATION. LOOSE FILL INSULATION MUST MEET THE MANUFACTURER'S REQUIRED DENSITY FOR THE LABELLED R-VALUE.

§150.0(C): WALL INSULATION. MINIMUM R-13 INSULATION IN 2X4 INCH WOOD FRAMING WALL OR HAVE A U-FACTOR OF 0.102 OR LESS, OR R-20 IN 2X6 INCH WOOD FRAMING OR HAVE A U-FACTOR OF 0.071 OR LESS. OPAQUE NON-FRAMED ASSEMBLIES MUST HAVE AN OVERALL ASSEMBLY U-FACTOR NOT EXCEEDING 0.102. MASONRY WALLS MUST MEET TABLES 150.1-A OR B. *

§150.0(D): RAISED-FLOOR INSULATION. MINIMUM R-19 INSULATION IN RAISED WOOD FRAMED FLOOR OR 0.037 MAXIMUM U-FACTOR. *

§150.0(F): SLAB EDGE INSULATION. SLAB EDGE INSULATION MUST MEET ALL OF THE FOLLOWING: HAVE A WATER ABSORPTION RATE, FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS, NO GREATER THAN 0.3 PERCENT; HAVE A WATER VAPOR PERMEANCE, NO GREATER THAN 2.0 PERM PER INCH; BE PROTECTED FROM PHYSICAL DAMAGE AND UV LIGHT DEGRADATION; AND, WHEN INSTALLED AS PART OF A HEATED SLAB FLOOR, MEET THE REQUIREMENTS OF § 110.8(G).

§150.0(G): VAPOR RETARDER. IN CLIMATE ZONES 1 THROUGH 16, THE EARTH FLOOR OF UNVENTED CRAWL SPACE MUST BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER. THIS REQUIREMENT ALSO APPLIES TO CONTROLLED VENTILATION CRAWL SPACE FOR BUILDINGS COMPLYING WITH THE EXCEPTION TO §150.0(D).

§150.0(C)2: VAPOR RETARDER. IN CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER MUST BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS, VENTED ATTICS, AND UNVENTED ATTICS WITH AIR-PERMEABLE INSULATION.

§150.0(Q): FENESTRATION PRODUCTS. FENESTRATION, INCLUDING SKYLIGHTS, SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE OR OUTDOORS MUST HAVE A MAXIMUM U-FACTOR OF 0.45; OR AREA-WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION MUST NOT EXCEED 0.45.*

FIREPLACES, DECORATIVE GAS APPLIANCES, AND GAS LOG:

§110.5(E): PILOT LIGHT. CONTINUOUSLY BURNING PILOT LIGHTS ARE NOT ALLOWED FOR INDOOR AND OUTDOOR FIREPLACES.

§150.0(E): CLOSABLE DOORS. MASONRY OR FACTORY-BUILT FIREPLACES MUST HAVE A CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIREBOX.

§150.0(E)2: COMBUSTION INTAKE. MASONRY OR FACTORY-BUILT FIREPLACES MUST HAVE A COMBUSTION OUTSIDE AIR INTAKE, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE. *

§150.0(E)3: FLUE DAMPER. MASONRY OR FACTORY-BUILT FIREPLACES MUST HAVE A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. *

SPACE CONDITIONING, WATER HEATING, AND PLUMBING SYSTEM:

§110.0-§ 110.3: CERTIFICATION. HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) EQUIPMENT, WATER HEATERS, SHOWERHEADS, FAUCETS, AND ALL OTHER REGULATED APPLIANCES MUST BE CERTIFIED BY THE MANUFACTURER TO THE CALIFORNIA ENERGY COMMISSION. *

§110.2(A): HVAC EFFICIENCY. EQUIPMENT MUST MEET THE APPLICABLE EFFICIENCY REQUIREMENTS IN TABLE 110.2-A THROUGH TABLE 110.2-N. *

§110.2(B): CONTROLS FOR HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS. HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS MUST HAVE CONTROLS THAT PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE; AND IN WHICH THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-ON TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING. *

§110.2(C): THERMOSTATS. ALL HEATING OR COOLING SYSTEMS NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MUST HAVE A SETBACK THERMOSTAT. *

§110.3(C)3: INSULATION. UNFIRED SERVICE WATER HEATER STORAGE TANKS AND SOLAR WATER-HEATING BACKUP TANKS MUST HAVE ADEQUATE INSULATION, OR TANK SURFACE HEAT LOSS RATING.

§110.3(C)6: ISOLATION VALVES. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTU PER HOUR (2 KW) MUST HAVE ISOLATION VALVES WITH HOSE BIBBS OR OTHER FITTINGS ON BOTH COLD AND HOT WATER LINES TO ALLOW FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED.

§ 110.5: PILOT LIGHTS. CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED FOR NATURAL GAS. FAN-TYPE CENTRAL FURNACES; HOUSEHOLD COOKING APPLIANCES (EXCEPT APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION WITH PILOT LIGHTS THAT CONSUME LESS THAN 150 BTU PER HOUR); AND POOL AND SPA HEATERS. *

§ 150.0(H)1: BUILDING COOLING AND HEATING LOADS. HEATING AND/OR COOLING LOADS ARE CALCULATED IN ACCORDANCE WITH THE ASHRAE HANDBOOK, EQUIPMENT VOLUME, APPLICATIONS VOLUME, AND FUNDAMENTALS VOLUME; THE SMACNA RESIDENTIAL COMFORT SYSTEM INSTALLATION STANDARDS MANUAL; OR THE ACCA MANUAL USING DESIGN CONDITIONS SPECIFIED IN § 150.0(H)2.

§ 150.0(H)3A: CLEARANCES. AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS MUST HAVE A CLEARANCE OF AT LEAST FIVE FEET FROM THE OUTLET OF ANY DRYER.

§ 150.0(H)3B: LIQUID LINE DRIER. AIR CONDITIONERS AND HEAT PUMP SYSTEMS MUST BE EQUIPPED WITH LIQUID LINE FILTER DRIERS IF REQUIRED, AS SPECIFIED BY THE MANUFACTURER'S INSTRUCTIONS.

§ 150.0(J)1: WATER PIPING, SOLAR WATER-HEATING SYSTEM PIPING, AND SPACE CONDITIONING SYSTEM LINE INSULATION. ALL DOMESTIC HOT WATER PIPING MUST BE INSULATED AS SPECIFIED IN § 609.11 OF THE CALIFORNIA PLUMBING CODE. *

§ 150.0(J)2: INSULATION PROTECTION. PIPING INSULATION MUST BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND AS REQUIRED BY §120.3(B). INSULATION EXPOSED TO WEATHER MUST BE WATER RETARDANT AND PROTECTED FROM UV LIGHT (NO ADHESIVE TAPES). INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE MUST INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATERPROOF AND NON-CRUSHABLE CASING OR SLEEVE.

§ 150.0(N)1: GAS OR PROPANE WATER HEATING SYSTEMS. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS MUST DESIGNATE A SPACE AT LEAST 2.5' X 2.5' X 7' SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER, AND MEET ELECTRICAL AND PLUMBING REQUIREMENTS, BASED ON THE DISTANCE BETWEEN THIS DESIGNATED SPACE AND THE WATER HEATER LOCATION; AND A CONDENSATE DRAIN NO MORE THAN 2' HIGHER THAN THE BASE OF THE WATER HEATER

§ 150.0(N)3: SOLAR WATER-HEATING SYSTEMS. SOLAR WATER-HEATING SYSTEMS AND COLLECTORS MUST BE CERTIFIED AND RATED BY THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC), THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, RESEARCH AND TESTING (APMO R&T), OR BY A LISTING AGENCY THAT IS APPROVED BY THE EXECUTIVE DIRECTOR.

DUCTS AND FANS:

§ 110.8(D)3: DUCTS. INSULATION INSTALLED ON AN EXISTING SPACE-CONDITIONING DUCT MUST COMPLY WITH § 604.0 OF THE CALIFORNIA MECHANICAL CODE (CMC). IF A CONTRACTOR INSTALLS THE INSULATION, THE CONTRACTOR MUST CERTIFY TO THE CUSTOMER, IN WRITING, THAT THE INSULATION MEETS THIS REQUIREMENT.

§ 150.0(M)1: CMC COMPLIANCE. ALL AIR-DISTRIBUTION SYSTEM DUCTS AND PLENUMS MUST MEET CMC §§ 601.0-605.0 AND ANSI/SMACNA-006-2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE 3RD EDITION. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS MUST BE INSULATED TO R-6.0 OR HIGHER; DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING (RA3.1.4.3.8) DO NOT REQUIRE INSULATION. CONNECTIONS OF METAL DUCTS AND INNER CORE OF FLEXIBLE DUCTS MUST BE MECHANICALLY FASTENED. OPENINGS MUST BE SEALED WITH MASTIC, TAPE, OR OTHER DUCT-CLOSURE SYSTEM THAT MEETS THE APPLICABLE UL REQUIREMENTS, OR AEROSOL SEALANT THAT MEETS UL 723. THE COMBINATION OF MASTIC AND EITHER MESH OR TAPE MUST BE USED TO SEAL OPENINGS GREATER THAN ¼", IF MASTIC OR TAPE IS USED. BUILDING CAVITIES, AIR HANDLER SUPPORT PLATFORMS, AND PLENUMS DESIGNED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT MUST NOT BE USED TO CONVEY CONDITIONED AIR. BUILDING CAVITIES AND SUPPORT PLATFORMS MAY CONTAIN DUCTS; DUCTS INSTALLED IN THESE SPACES MUST NOT BE COMPRESSED. *

§ 150.0(M)2: FACTORY-FABRICATED DUCT SYSTEMS. FACTORY-FABRICATED DUCT SYSTEMS MUST COMPLY WITH APPLICABLE REQUIREMENTS FOR DUCT CONSTRUCTION, CONNECTIONS, AND CLOSURES; JOINTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS MUST NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAW BANDS.

§ 150.0(Q)3: FIELD-FABRICATED DUCT SYSTEMS. FIELD-FABRICATED DUCT SYSTEMS MUST COMPLY WITH APPLICABLE REQUIREMENTS FOR: PRESSURE-SENSITIVE TAPES, MASTICS, SEALANTS, AND OTHER REQUIREMENTS SPECIFIED FOR DUCT CONSTRUCTION.

§ 150.0(M)7: BACKDRAFT DAMPER. FAN SYSTEMS THAT EXCHANGE AIR BETWEEN THE CONDITIONED SPACE AND OUTDOORS MUST HAVE BACKDRAFT OR AUTOMATIC DAMPERS.

§ 150.0(M)8: GRAVITY VENTILATION DAMPERS. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE MUST HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION INLET AND OUTLET AIR OPENINGS AND ELEVATOR SHAFT VENTS.

§ 150.0(M)9: PROTECTION OF INSULATION. INSULATION MUST BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND. INSULATION EXPOSED TO WEATHER MUST BE SUITABLE FOR OUTDOOR SERVICE (E.G., PROTECTED BY ALUMINUM, SHEET METAL, PAINTED CANVAS, OR PLASTIC COVER). CELLULAR FOAM INSULATION MUST BE PROTECTED AS ABOVE OR PAINTED WITH A WATER RETARDANT AND SOLAR RADIATION-RESISTANT COATING.

§ 150.0(M)10: POROUS INNER CORE FLEX DUCT. POROUS INNER CORES OF FLEX DUCTS MUST HAVE A NON-POROUS LAYER OR AIR BARRIER BETWEEN THE INNER CORE AND OUTER VAPOR BARRIER.

§ 150.0(M)11: DUCT SYSTEM SEALING AND LEAKAGE TEST. WHEN SPACE CONDITIONING SYSTEMS USE FORCED AIR DUCT SYSTEMS TO SUPPLY CONDITIONED AIR TO AN OCCUPIABLE SPACE, THE DUCTS MUST BE SEALED AND DUCT LEAKAGE TESTED, AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.1.

§ 150.0(W)12: AIR FILTRATION. SPACE CONDITIONING SYSTEMS WITH DUCTS EXCEEDING 10 FEET AND THE SUPPLY SIDE OF VENTILATION SYSTEMS MUST HAVE MERV 13 OR EQUIVALENT FILTERS. FILTERS FOR SPACE CONDITIONING SYSTEMS MUST HAVE A TWO INCH DEPTH OR CAN BE ONE INCH IF SIZED PER EQUATION 150.0-A. CLEAN-FILTER PRESSURE DROP AND LABELING MUST MEET THE REQUIREMENTS IN §150.0(W)12. FILTERS MUST BE ACCESSIBLE FOR REGULAR SERVICE. FILTER RACKS OR GRILLES MUST USE GASKETS, SEALING, OR OTHER MEANS TO CLOSE GAPS AROUND THE INSERTED FILTERS TO AND PREVENTS AIR FROM BYPASSING THE FILTER. *

§ 150.0(M)13: SPACE CONDITIONING SYSTEM AIRFLOW RATE AND FAN EFFICACY. SPACE CONDITIONING SYSTEMS THAT USE DUCTS TO SUPPLY COOLING MUST HAVE A HOLE FOR THE PLACEMENT OF A STATIC PRESSURE PROBE, OR A PERMANENTLY INSTALLED STATIC PRESSURE PROBE IN THE SUPPLY PLENUM. AIRFLOW MUST BE ≥350 CFM PER TON OF NOMINAL COOLING CAPACITY, AND AN AIR-HANDLING UNIT FAN EFFICACY ≤ 0.45 WATTS PER CFM FOR GAS FURNACE AIR HANDLERS AND ≤ 0.58 WATTS PER CFM FOR ALL OTHERS. SMALL DUCT HIGH VELOCITY SYSTEMS MUST PROVIDE AN AIRFLOW ≥250 CFM PER TON OF NOMINAL COOLING CAPACITY, AND AN AIR-HANDLING UNIT FAN EFFICACY ≤ 0.62 WATTS PER CFM. FIELD VERIFICATION TESTING IS REQUIRED IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.3. *

VENTILATION AND INDOOR AIR QUALITY:

150.0(O)1: REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY. ALL DWELLING UNITS MUST MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN RESIDENTIAL BUILDINGS SUBJECT TO THE AMENDMENTS SPECIFIED IN § 150.0(O)1. *

§ 150.0(O)1B: CENTRAL FAN INTEGRATED (CFI) VENTILATION SYSTEMS. CONTINUOUS OPERATION OF CFI AIR HANDLERS IS NOT ALLOWED TO PROVIDE THE WHOLE-WELLING UNIT VENTILATION AIRFLOW REQUIRED PER §150.0(O)1C. A MOTORIZED DAMPER(S) MUST BE INSTALLED ON THE VENTILATION DUCT(S) THAT PREVENTS ALL AIRFLOW THROUGH THE SPACE CONDITIONING DUCT SYSTEM WHEN THE DAMPER(S) IS CLOSED AND CONTROLLED PER §150.0(O)1BIII&IV. CFI VENTILATION SYSTEMS MUST HAVE CONTROLS THAT TRACK OUTDOOR AIR VENTILATION RUN TIME, AND EITHER OPEN OR CLOSE THE MOTORIZED DAMPER(S) FOR COMPLIANCE WITH §150.0(O)1C.

§ 150.0(O)1C: WHOLE-DWELLING UNIT MECHANICAL VENTILATION FOR SINGLE-FAMILY DETACHED AND TOWNHOUSES . SINGLE-FAMILY DETACHED DWELLING UNITS, AND ATTACHED DWELLING UNITS NOT SHARING CEILINGS OR FLOORS WITH OTHER DWELLING UNITS, OCCUPIABLE SPACES, PUBLIC GARAGES, OR COMMERCIAL SPACES MUST HAVE MECHANICAL VENTILATION AIRFLOW SPECIFIED IN § 150.0(O)1CIII-III.

§ 150.0(O)1G: LOCAL MECHANICAL EXHAUST. KITCHENS AND BATHROOMS MUST HAVE LOCAL MECHANICAL EXHAUST; NON-ENCLOSED KITCHENS MUST HAVE DEMAND-CONTROLLED EXHAUST SYSTEM MEETING REQUIREMENTS OF §150.0(O)1GIII, ENCLOSED KITCHENS AND BATHROOMS CAN USE DEMAND-CONTROLLED OR CONTINUOUS EXHAUST MEETING §150.0(O)1GIII-IV. AIRFLOW MUST BE MEASURED BY THE INSTALLER PER §150.0(O)1GVI, AND RATED FOR SOUND PER §150.0(O)1GVI. *

§ 150.0(O)1H&I: AIRFLOW MEASUREMENT AND SOUND RATINGS OF WHOLE-DWELLING UNIT VENTILATION SYSTEMS. THE AIRFLOW REQUIRED PER § 150.0(O)1C MUST BE MEASURED BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE FAN'S INLET OR OUTLET TERMINALS/GRILLES PER REFERENCE RESIDENTIAL APPENDIX RA3.7. WHOLE-DWELLING UNIT VENTILATION SYSTEMS MUST BE RATED FOR SOUND PER ASHRAE 62.2 §7.2 AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY §150.0(O)1C.

§ 150.0(O)2: FIELD VERIFICATION AND DIAGNOSTIC TESTING. WHOLE-DWELLING UNIT VENTILATION AIRFLOW, VENTED RANGE HOOD AIRFLOW AND SOUND RATING, AND HRV AND ERV FAN EFFICACY MUST BE VERIFIED IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.7. VENTED RANGE HOODS MUST BE VERIFIED PER REFERENCE RESIDENTIAL APPENDIX RA3.7.4.3 TO CONFIRM IF IT IS RATED BY HV1 OR AHAM TO COMPLY WITH THE AIRFLOW RATES AND SOUND REQUIREMENTS PER §150.0(O)1G

POOL AND SPA SYSTEMS AND EQUIPMENT:

110.4(A): CERTIFICATION BY MANUFACTURERS. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE CERTIFIED TO HAVE ALL OF THE FOLLOWING: COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS AND LISTING IN MAEDBS; AN ON-OFF SWITCH MOUNTED OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING; A PERMANENT WEATHERPROOF PLATE OR CARD WITH OPERATING INSTRUCTIONS; AND MUST NOT USE ELECTRIC RESISTANCE HEATING. *

§ 110.4(B)1: PIPING. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE INSTALLED WITH AT LEAST 3/8 INCHES OF PIPE BETWEEN THE FILTER AND THE HEATER, OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS TO ALLOW FOR FUTURE SOLAR HEATING.

§ 110.4(B)2: COVERS. OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER MUST HAVE A COVER.

§ 110.4(B)3: DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS. POOLS MUST HAVE DIRECTIONAL INLETS THAT ADEQUATELY MIX THE POOL WATER, AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS.

§ 110.5: PILOT LIGHT. NATURAL GAS POOL AND SPA HEATERS MUST NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT.

§ 150.0(P): POOL SYSTEMS AND EQUIPMENT INSTALLATION. RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MUST MEET THE SPECIFIED REQUIREMENTS FOR PUMP SIZING, FLOW RATE, PIPING, FILTERS, AND VALVES. *

LIGHTING:

§ 110.9: LIGHTING CONTROLS AND COMPONENTS. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9. *

§ 150.0(K)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST MEET THE REQUIREMENTS IN TABLE 150.0-A, EXCEPT LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS, AND GARAGE DOOR OPENERS; NAVIGATION LIGHTING LESS THAN 5 WATTS; AND LIGHTING INTERNAL TO DRAWERS, CABINETS, AND LINEN CLOSETS WITH AN EFFICACY OF AT LEAST 45 LUMENS PER WATT.

§ 150.0(K)1B: SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8. *

§ 150.0(K)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST NOT CONTAIN SCREW BASED SOCKETS, MUST BE AIRTIGHT, AND MUST BE SEALED WITH A GASKET OR CAULK. CALIFORNIA ELECTRICAL CODE § 410.116 MUST ALSO BE MET.

§ 150.0(K)1D: LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JOB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, MUST NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.

§ 150.0(K)1E: BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN FIVE FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING, OR FAN SPEED CONTROL.

§ 150.0(K)1F: LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K).

§ 150.0(K)1G: SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8. *

§ 150.0(K)1H: LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JOB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, MUST NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.

§ 150.0(K)1I: LIGHT SOURCES IN DRAWERS, CABINETS, AND LINEN CLOSETS. LIGHT SOURCES INTERNAL TO DRAWERS, CABINETS OR LINEN CLOSETS ARE NOT REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS PROVIDED THAT THEY ARE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER, EMIT NO MORE THAN 150 LUMENS, AND ARE EQUIPPED WITH CONTROLS THAT AUTOMATICALLY TURN THE LIGHTING OFF WHEN THE DRAWER, CABINET OR LINEN CLOSET IS CLOSED.

§ 150.0(K)2A: INTERIOR SWITCHES AND CONTROLS. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

§ 150.0(K)2B: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEMS. *

§ 150.0(K)2A: ACCESSIBLE CONTROLS. LIGHTING MUST HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF. *

§ 150.0(K)2B: MULTIPLE CONTROLS. CONTROLS MUST NOT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR FUNCTION IF THE DIMMER OR SENSOR IS INSTALLED TO COMPLY WITH § 150.0(K).

§ 150.0(K)2C: MANDATORY REQUIREMENTS. LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF § 110.9.

§ 150.0(K)2D: ENERGY MANAGEMENT CONTROL SYSTEMS. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY, AND CONTROL REQUIREMENTS IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROL PER § 110.9 AND THE PHYSICAL CONTROLS SPECIFIED IN § 150.0(K)2A.

§ 150.0(K)2E: AUTOMATIC SHUTOFF CONTROLS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE MUST BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. LIGHTING INSIDE DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS MUST HAVE CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED.

§ 150.0(K)2F: DIMMERS. LIGHTING IN HABITABLE SPACES (E.G., LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS) MUST HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES MUST COMPLY WITH NEMA SSL 7A.

§ 150.0(K)2K: INDEPENDENT CONTROLS. INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. LIGHTING UNDER CABINETS OR SHELVES, LIGHTING IN DISPLAY CABINETS, AND SWITCHED OUTLETS MUST BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING.

§ 150.0(K)3A: RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST HAVE A MANUAL ON/OFF SWITCH AND EITHER A PHOTOCELL AND MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL) OR AN ASTRONOMICAL TIME CLOCK; AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED CONTROL FUNCTIONALITY AND MEETS ALL APPLICABLE REQUIREMENTS MAY BE USED TO MEET THESE REQUIREMENTS.

§ 150.0(K)4: INTERNALLY ILLUMINATED ADDRESS SIGNS. INTERNALLY ILLUMINATED ADDRESS SIGNS MUST EITHER COMPLY WITH § 140.8 OR CONSUME NO MORE THAN 5 WATTS OF POWER.

§ 150.0(K)5: RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES. LIGHTING FOR RESIDENTIAL PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST COMPLY WITH THE APPLICABLE REQUIREMENTS FOR NONRESIDENTIAL GARAGES IN §§ 110.9, 130.0, 130.1, 130.4, 140.6, AND 141.0.

SOLAR READINESS:

110.10(A): SINGLE-FAMILY RESIDENCES. SINGLE-FAMILY RESIDENCES LOCATED IN SUBDIVISIONS WITH 10 OR MORE SINGLE-FAMILY RESIDENCES AND WHERE THE APPLICATION FOR A TENTATIVE SUBDIVISION MAP FOR THE RESIDENCES HAS BEEN DEEMED COMPLETE AND APPROVED BY THE ENFORCEMENT AGENCY, WHICH DO NOT HAVE A PHOTOVOLTAIC SYSTEM INSTALLED, MUST COMPLY WITH THE REQUIREMENTS OF § 110.10(B)-(E).

§ 110.10(B)1A: MINIMUM SOLAR ZONE AREA. THE SOLAR ZONE MUST HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE MUST COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION. THE SOLAR ZONE TOTAL AREA MUST BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET. FOR SINGLE-FAMILY RESIDENCES, THE SOLAR ZONE MUST BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET. *

§ 110.10(B)2: AZIMUTH. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS MUST HAVE AN AZIMUTH BETWEEN 90-300° OF TRUE NORTH.

§ 110.10(B)3A: SHADING. THE SOLAR ZONE MUST NOT CONTAIN ANY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, AND ROOF MOUNTED EQUIPMENT. *

§ 110.10(B)3B: SHADING. ANY OBSTRUCTION LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE MUST BE LOCATED AT LEAST TWICE THE HORIZONTAL DISTANCE OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE. *

§ 110.10(B)4: STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. FOR AREAS OF THE ROOF DESIGNATED AS A SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD MUST BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.

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REVISIONS

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§ 150.0(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACES TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE: A DEDICATED UNOBSTRUCTED 240V BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE FURNACE WITH CIRCUIT CONDUCTORS RATED AT LEAST 30 AMPS WITH THE BLANK COVER IDENTIFIED AS '240V READY;' AND A RESERVED MAIN ELECTRICAL SERVICE PANEL SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

§ 150.0(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE: A DEDICATED UNOBSTRUCTED 240V BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE COOKTOP WITH CIRCUIT CONDUCTORS RATED AT LEAST 50 AMPS WITH THE BLANK COVER IDENTIFIED AS '240V READY;' AND A RESERVED MAIN ELECTRICAL SERVICE PANEL SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

§ 150.0(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE: A DEDICATED UNOBSTRUCTED 240V BRANCH CIRCUIT WIRING INSTALLED WITHIN 3' OF THE DRYER LOCATION WITH CIRCUIT CONDUCTORS RATED AT LEAST 30 AMPS WITH THE BLANK COVER IDENTIFIED AS '240V READY;' AND A RESERVED MAIN ELECTRICAL SERVICE PANEL SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

ADDITION & REMODEL
1152 W. HACIENDA AVE,
CAMPBELL, CA 95008

MANDATORY
MEASURES

DRAWN BY

REVISIONS

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DANIEL WINTERICH ARCHITECT #C22106 367 CIVIC DR #3, PLEASANT HILL, CA94523 phone: 925.202.8499 daniel.winterich@anuradesign.com

2022 CALGREEN RESIDENTIAL VOLUNTARY MEASURES

CALGREEN BUILDING ACKNOWLEDGMENTS

PROJECT ADDRESS: 1152 W HACIENDA AVE, CAMPBELL, CA 95008
PROJECT DESCRIPTION: 364 SF ADDITION, 657 SF INTERIOR REMODEL INCLUDING THE KITCHEN & TWO BATHROOMS

SECTION 1 - DESIGN VERIFICATION
COMPLETE ALL LINES OF SECTION 1 - DESIGN VERIFICATION AND SUBMIT THE COMPLETE CHECKLIST (COLUMNS 1 AND 2) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DIVISION.

OWNER SIGNATURE
OWNER NAME (PLEASE PRINT): Daniel Winterich
DESIGN PROFESSIONAL'S SIGNATURE: DANIEL WINTERICH
DATE: 08/28/2024

SIGNATURE OF LISTED CALGREEN INSPECTOR
SIGNATURE OF LISTED CALGREEN INSPECTOR'S NAME (PLEASE PRINT)
CALGREEN INSPECTOR'S E-MAIL ADDRESS

SECTION 2 - IMPLEMENTATION VERIFICATION
COMPLETE, SIGN AND SUBMIT THE COMPLETED CHECKLIST, INCLUDING COLUMN 3, TOGETHER WITH ALL ORIGINAL SIGNATURES ON SECTION 2 - IMPLEMENTATION VERIFICATION TO THE BUILDING DEPARTMENT PRIOR TO BUILDING DIVISION FINAL INSPECTION.

I HAVE INSPECTED THE WORK, HAVE RECEIVED SUFFICIENT DOCUMENTATION TO VERIFY AND CERTIFY THAT THE PROJECT IDENTIFIED ABOVE WAS CONSTRUCTED IN ACCORDANCE WITH THE GREEN BUILDING CHECKLIST AND IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH ON THE 2022 CALGREEN GREEN BUILDING STANDARDS CODE AS AMENDED BY THE LOCAL JURISDICTION.

LISTED APPROVED CALGREEN INSPECTOR SIGNATURE
CALGREEN INSPECTOR'S NAME (PLEASE PRINT)
CALGREEN INSPECTOR'S E-MAIL ADDRESS (IF DIFFERENT THAN ABOVE)

DIVISION A4.6 - TIER 1 AND TIER 2-continued

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

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2022 CALGREEN GREEN BUILDING STANDARDS CODE 115

2022 CALGREEN GREEN BUILDING STANDARDS CODE 116

2022 CALGREEN GREEN BUILDING STANDARDS CODE 117

2022 CALGREEN GREEN BUILDING STANDARDS CODE 118

2022 CALGREEN GREEN BUILDING STANDARDS CODE 119

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

RESIDENTIAL VOLUNTARY MEASURES

Table with columns: FEATURE OR MEASURE, APPLICANT TO SELECT ELECTIVE MEASURES (Mandatory, Tier 1, Tier 2), VERIFICATION ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD (Energy Agency, Designer, Tier party, All).

2022 CALGREEN GREEN BUILDING STANDARDS CODE 120

2022 CALGREEN GREEN BUILDING STANDARDS CODE 121

2022 CALGREEN GREEN BUILDING STANDARDS CODE 122

2022 CALGREEN GREEN BUILDING STANDARDS CODE 123

2022 CALGREEN GREEN BUILDING STANDARDS CODE 124

ADDITION & REMODEL 1152 W. HACIENDA AVE, CAMPBELL, CA 95008 CALGREEN GREEN BUILDING STANDARDS FORMS

DRAWN BY CA008 CHECKED BY CA000 ISSUE DATE 08/21/2024 SCALE N/A ANURA JOB NO CA2405-0036 SHEET



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Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overflowing. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Painting & Paint Removal

Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

ADDITION & REMODEL
1152 W. HACIENDA AVE,
CAMPBELL, CA 95008

POLLUTION
PREVENTION PLAN

DRAWN BY

CA008

CHECKED BY

CA000

ISSUE DATE

08/21/2024

SCALE

N/A

ANURA JOB NO

CA2405-0036

SHEET

GN-5